

Executive Summary Report

Characteristics-Based Market Adjustment for 2004 Assessment Roll

Area Name / Number: Duvall, Carnation / 94

Previous Physical Inspection: 1998

Sales - Improved Summary:

Number of Sales: 460

Range of Sale Dates: 1/2002 - 12/2003

Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV*
2003 Value	\$84,500	\$203,800	\$288,300	\$297,700	96.8%	7.01%
2004 Value	\$84,500	\$212,500	\$297,000	\$297,700	99.8%	6.67%
Change	+\$0	+\$8,700	+\$8,700		+3.0%	-0.34%
% Change	+0.0%	+4.3%	+3.0%		+3.1%	-4.85%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.34% and -4.85% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2003 or any existing residence where the data for 2003 is significantly different from the data for 2004 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2003 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2003 Value	\$87,200	\$184,800	\$272,000
2004 Value	\$87,200	\$195,100	\$282,300
Percent Change	+0.0%	+5.6%	+3.8%

Number of one to three unit residences in the Population: 2352

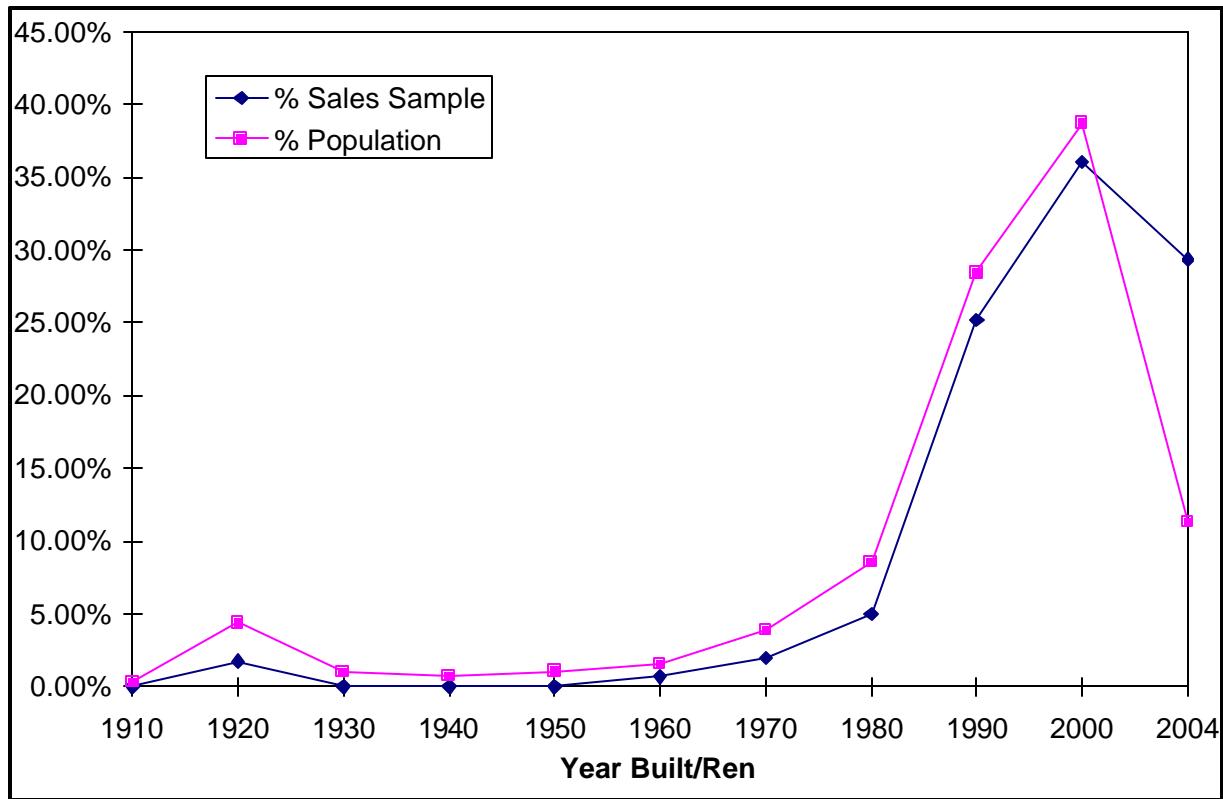
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, Properties located in the plats of **Taylor Heights Div.1, Taylor Heights Div.2, Miller Homestead** with **ABOVE GRADE LIVING AREA greater than 2500 Sq. Ft.** had higher average ratios (assessed value/sales price) than other homes, so the formula adjusts these properties downward. Similarly properties with **Grade 10** homes were adjusted slightly upward to equalize with other properties thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2004 assessment roll.

Sales Sample Representation of Population - Year Built or Year Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	8	1.74%
1930	0	0.00%
1940	0	0.00%
1950	0	0.00%
1960	3	0.65%
1970	9	1.96%
1980	23	5.00%
1990	116	25.22%
2000	166	36.09%
2004	135	29.35%
	460	

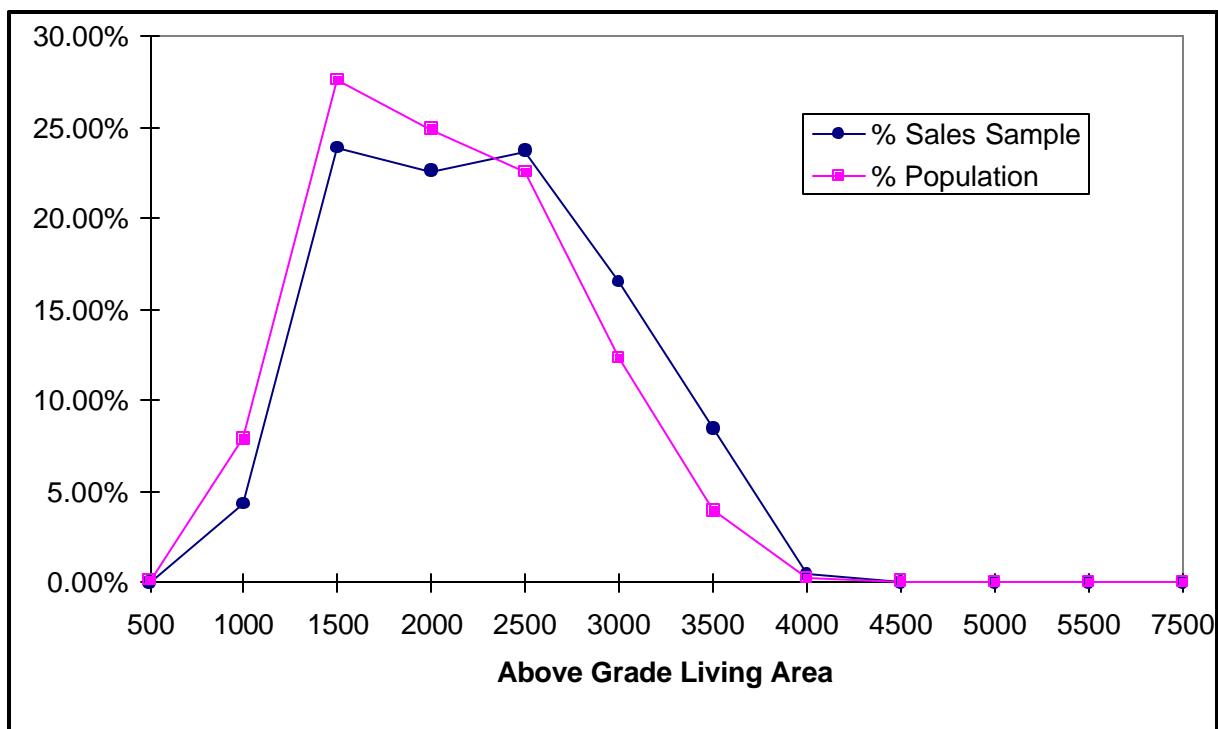
Population		
Year Built/Ren	Frequency	% Population
1910	8	0.34%
1920	103	4.38%
1930	24	1.02%
1940	17	0.72%
1950	25	1.06%
1960	37	1.57%
1970	92	3.91%
1980	201	8.55%
1990	669	28.44%
2000	910	38.69%
2004	266	11.31%
	2352	



Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

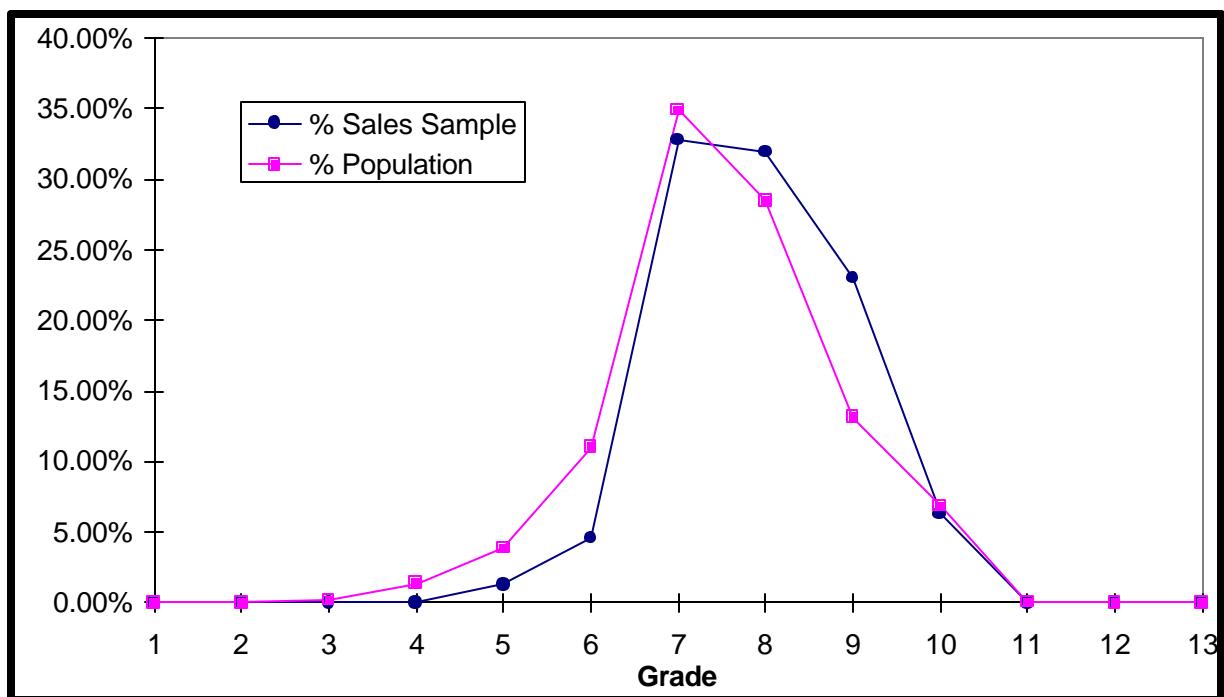
Sales Sample			Population		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	4	0.17%
1000	20	4.35%	1000	186	7.91%
1500	110	23.91%	1500	649	27.59%
2000	104	22.61%	2000	586	24.91%
2500	109	23.70%	2500	531	22.58%
3000	76	16.52%	3000	291	12.37%
3500	39	8.48%	3500	93	3.95%
4000	2	0.43%	4000	7	0.30%
4500	0	0.00%	4500	2	0.09%
5000	0	0.00%	5000	1	0.04%
5500	0	0.00%	5500	1	0.04%
7500	0	0.00%	7500+	1	0.04%
460			2352		



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

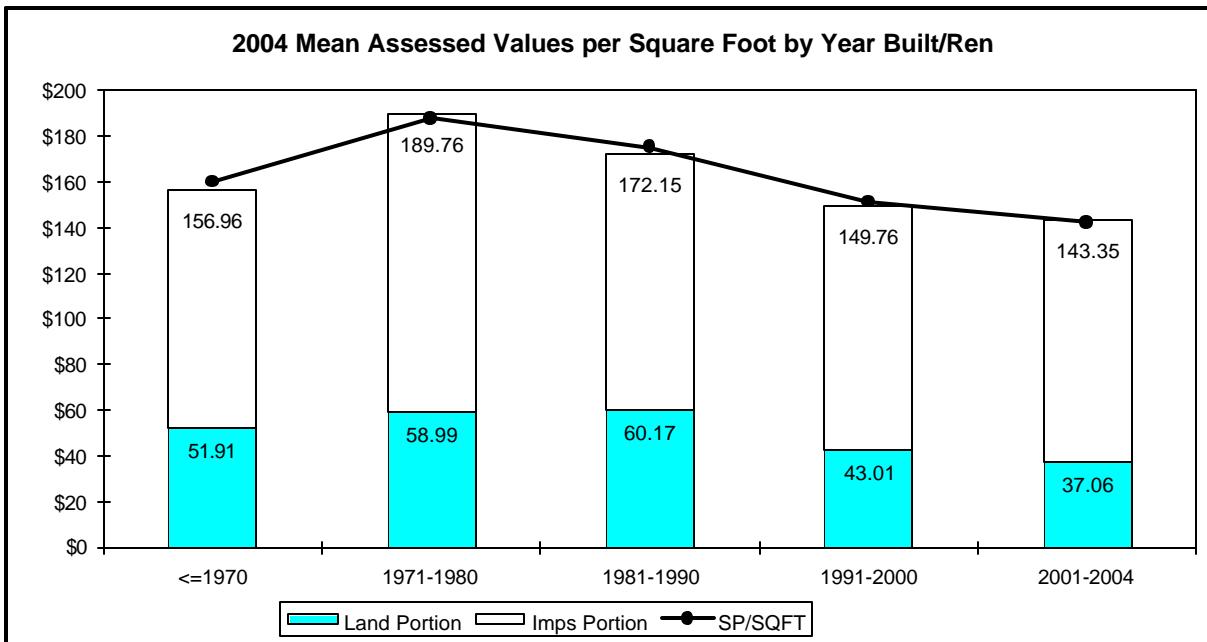
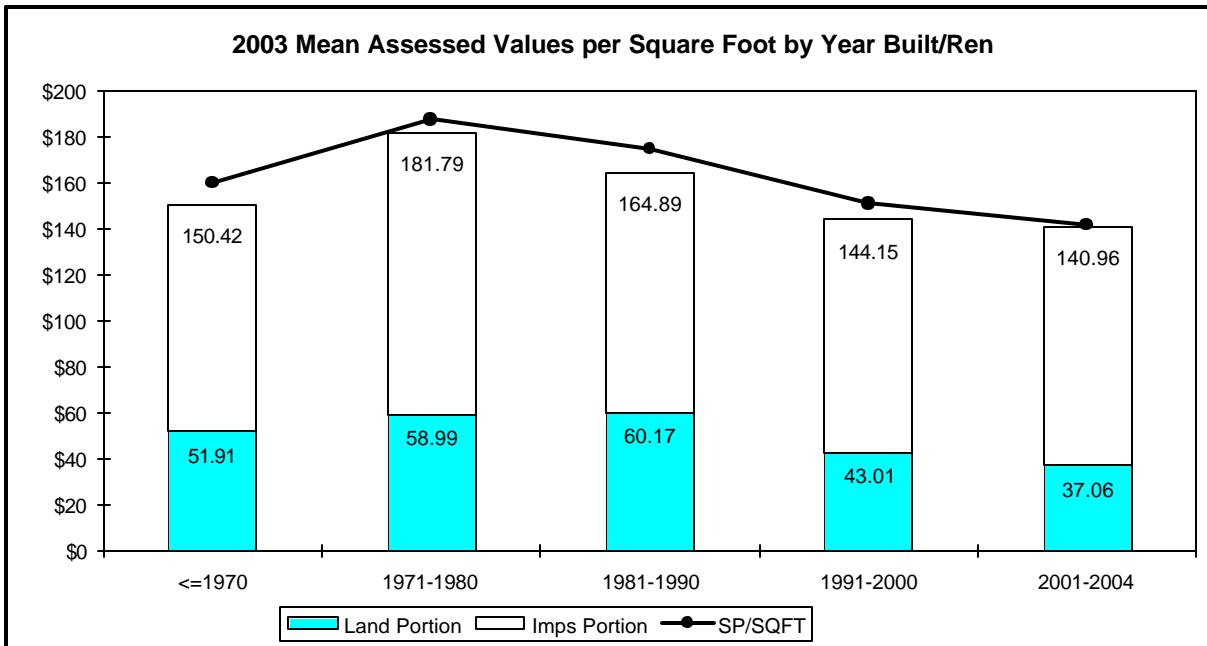
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	4	0.17%
4	0	0.00%	4	33	1.40%
5	6	1.30%	5	92	3.91%
6	21	4.57%	6	259	11.01%
7	151	32.83%	7	822	34.95%
8	147	31.96%	8	670	28.49%
9	106	23.04%	9	309	13.14%
10	29	6.30%	10	161	6.85%
11	0	0.00%	11	2	0.09%
12	0	0.00%	12	0	0.00%
13	0	0.00%	13	0	0.00%
	460			2352	



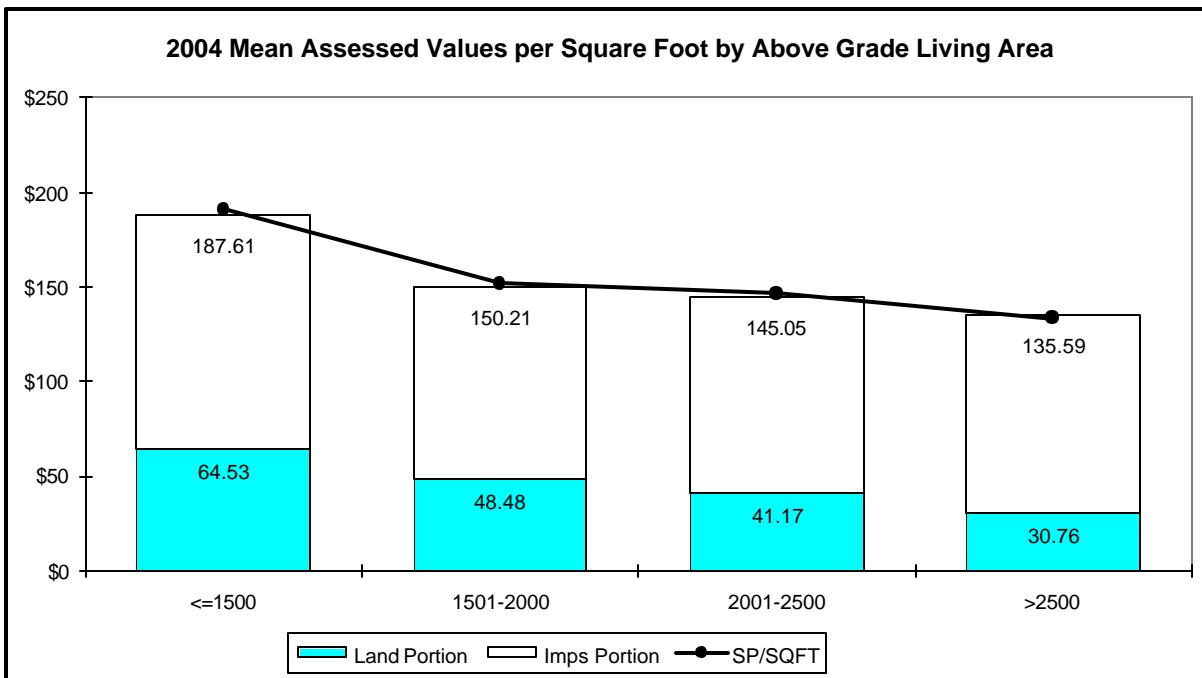
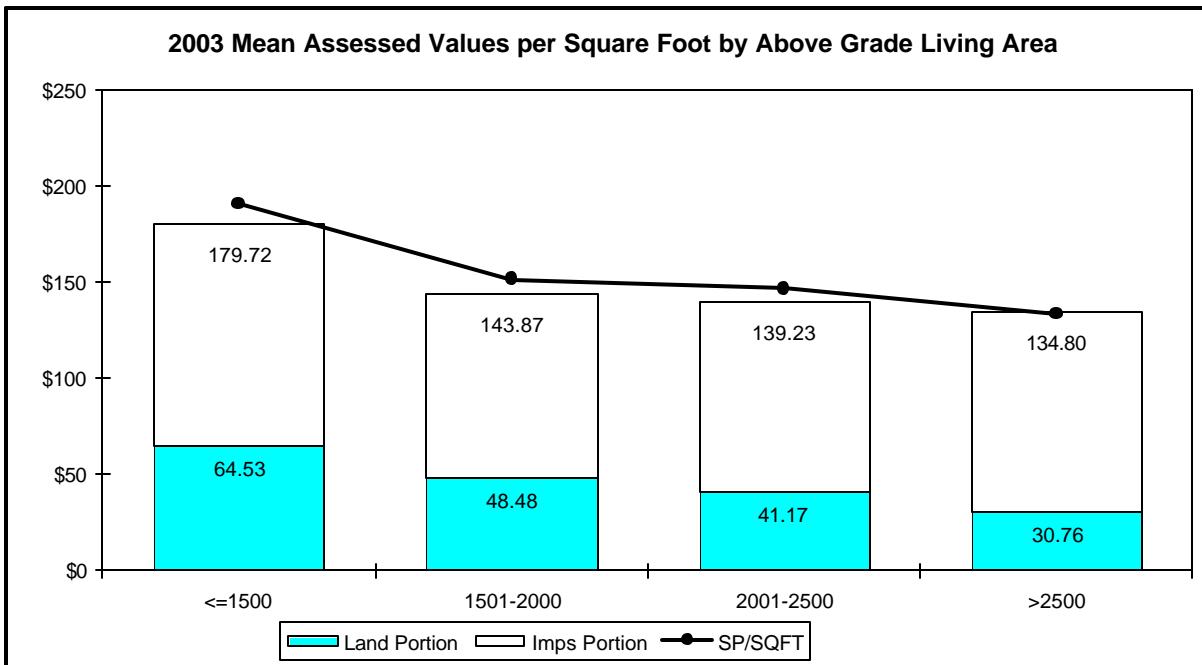
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2003 and 2004 Per Square Foot Values
By Year Built or Year Renovated**



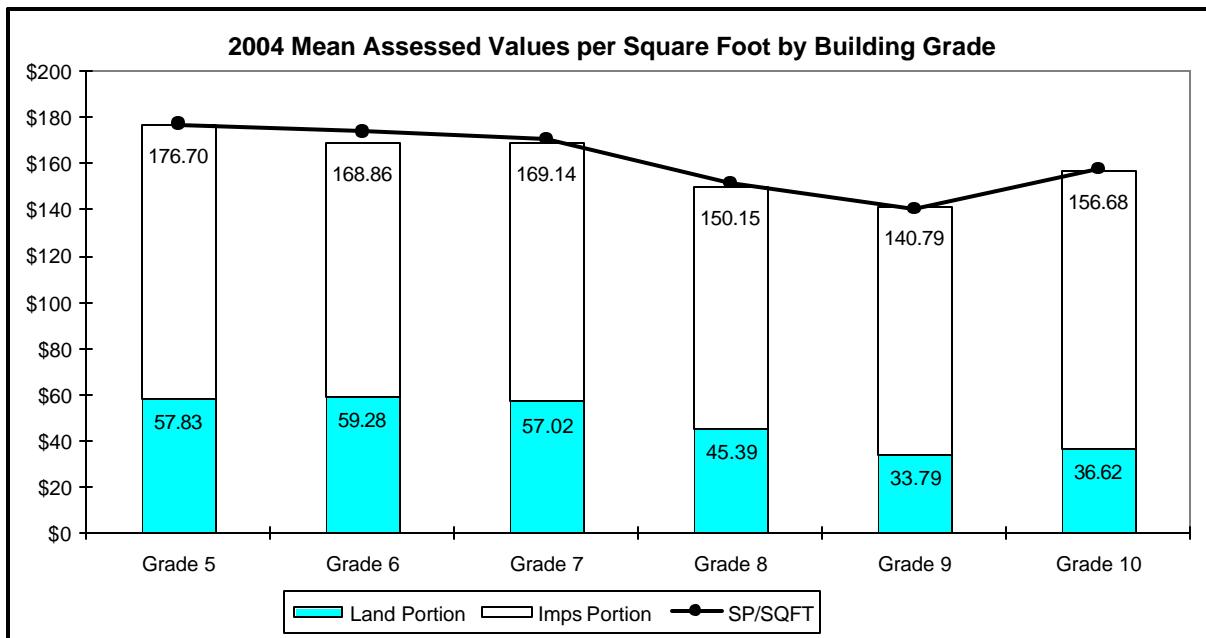
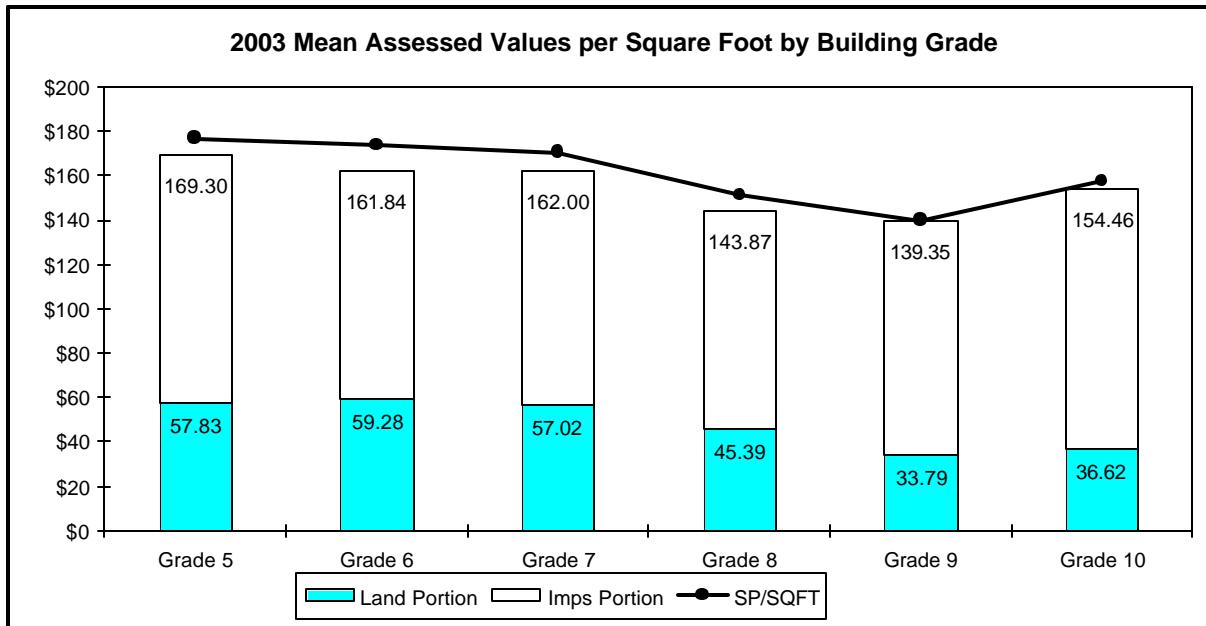
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2003 and 2004 Per Square Foot Values
By Above Grade Living Area**



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2003 and 2004 Per Square Foot Values
By Building Grade**



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2002 through 12/31/2003 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2003
6. Existing residences where the data for 2003 is significantly different than the data for 2004 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

Land update

Based on the 10 usable land sales available in the area, and their 2003 Assessment Year assessed values, no adjustment was made to the land. The formula is:

2004 Land Value = 2003 Land Value x 1.00, with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 460 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2004 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties located in the plats of *Taylor Heights Div .1(856745), Taylor Heights Div.2 (856746) , Miller Homestead (553560)* with ABOVE GRADE LIVING AREA GREATER THAN 2500 Sq. Ft. had higher average ratios (assessed value/sales price) than other properties, so, the formula adjusts these properties downward. Similarly, properties with **GRADE 10** homes had lower average ratios (assessed value/sales price) than other properties, so the formula adjusts these properties upward.

The derived adjustment formula is:

2004 Total Value = 2003 Total Value / 0.9558149 +0.06465376 if Plats of Taylor Heights Div 1, Taylor Heights Div. 2 Miller Homestead AGLA > 2500 Sq. Ft. + 0.02863893 if GRADE 10

The resulting total value is rounded down to the next \$1,000, *then:*

2004 Improvements Value = 2004 Total Value minus 2004 Land Value

An explanatory adjustment table is included in this report.

Other: *If multiple houses exist on a parcel, the model is applied to the principle building (2004 Total Value minus 2004 Land Value)

*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.

*If “accessory improvements only”, New Total Value = 2004 Land Value + Previous Improvement Value.

*If vacant parcels (no improvement value) only the land adjustment applies.

*If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)

*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.

*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.

*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).

*If residential properties exist on commercially zoned land, there is no change from previous value. (2004 total value = 2003 total value)

Mobile Home Update

There were not enough mobile home sales for a separate analysis (2 usable sales) making it problematic to adjustments to previous values. As a result, a market adjustment for mobile home values was derived based on the overall percent change. The resulting total value is calculated as follows:

2004 Total Value = 2003 Total Value * 1.046 with results rounded down to the next \$1,000

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 94 Annual Update Model Adjustments

2004 Total Value = 2003 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

4.62%

Taylor Hghts Div	
1, Taylor Hghts	
Div 2, Millers	Yes
Homestead	
AGLA > 2500	
% Adjustment	-6.63%
Grade 10	Yes
% Adjustment	-3.04%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, properties in the plats of Taylor Heights Div. 1, Taylor Heights Div. 2 and Miller Homestead will receive a 2.01% downward adjustment. (4.62% Overall -6.63% Taylor Heights Div. #1, Taylor Heights Div. #2, Miller Homestead). There are 58 sales, 87 parcels in the population.

3% of the population would receive this adjustment.

A Grade 10 property would receive a 1.58% Upward adjustment.

(4.62% overall-3.04% Grade 10) There are 29 sales, 161 in the population.

6% of the population would receive this adjustment.

3 parcels, less than 1% on the population, would receive both adjustments.

91% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

Area 94 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is 99.8

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
5	6	0.954	0.996	4.4%	0.882	1.111
6	21	0.933	0.973	4.3%	0.933	1.014
7	151	0.949	0.991	4.4%	0.980	1.002
8	147	0.957	0.998	4.3%	0.988	1.009
9	106	0.998	1.004	0.6%	0.993	1.015
10	29	0.987	1.001	1.4%	0.975	1.027
Year Built or Year Renovated	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
<=1970	20	0.937	0.977	4.4%	0.938	1.017
1971-1980	23	0.962	1.004	4.4%	0.958	1.050
1981-1990	116	0.942	0.983	4.4%	0.973	0.994
1991-2000	166	0.961	0.997	3.8%	0.986	1.008
>2000	135	0.998	1.008	1.0%	0.999	1.017
Condition	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
Average	447	0.969	0.998	3.0%	0.992	1.004
Good	10	0.905	0.945	4.4%	0.876	1.014
Very Good	3	0.967	1.011	4.6%	0.897	1.125
Stories	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1	146	0.947	0.988	4.4%	0.976	1.000
1.5	10	0.958	0.995	3.9%	0.925	1.065
2	304	0.976	1.001	2.5%	0.994	1.008
Above Grade Living Area	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
<=1500	130	0.940	0.981	4.4%	0.968	0.993
1501-2000	104	0.949	0.991	4.4%	0.978	1.004
2001-2500	109	0.951	0.990	4.2%	0.978	1.003
>2500	117	1.013	1.018	0.5%	1.008	1.028

Area 94 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is 99.8

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

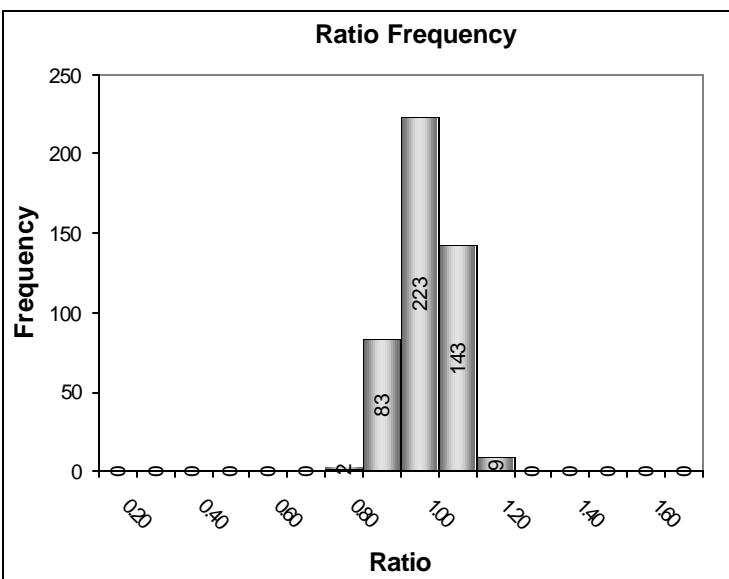
It is difficult to draw valid conclusions when the sales count is low.

View Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	440	0.969	0.998	2.9%	0.992	1.004
Y	20	0.946	0.988	4.5%	0.951	1.026
Wft Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	458	0.969	0.998	3.0%	0.992	1.004
Y	2	0.901	0.941	4.4%	N/A	N/A
Sub	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
2	393	0.968	0.996	2.8%	0.989	1.002
4	67	0.967	1.010	4.4%	0.991	1.030
Lot Size	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
<=5000	45	0.967	1.010	4.5%	0.997	1.023
05001-08000	86	0.966	0.988	2.3%	0.974	1.003
08001-12000	141	0.980	1.000	2.0%	0.989	1.011
12001-16000	115	0.965	1.002	3.9%	0.990	1.015
16001-20000	38	0.961	0.987	2.8%	0.964	1.011
20001-30000	28	0.959	0.999	4.2%	0.968	1.030
>30000	7	0.929	0.965	3.9%	0.894	1.037
Taylor Hght Div 1, Taylor Hght Div 2, Millers Homestead AGLA >2500	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	413	0.960	0.998	3.9%	0.991	1.004
Y	47	1.018	0.996	-2.2%	0.983	1.010

Annual Update Ratio Study Report (Before)

2003 Assessments

District/Team: NE / TEAM 3	Lien Date: 01/01/2003	Date of Report: 6/22/2004	Sales Dates: 1/2002 - 12/2003
Area CARNATION/DUVALL	Appr ID: SLED	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	460		
Mean Assessed Value	288,300		
Mean Sales Price	297,700		
Standard Deviation AV	76,540		
Standard Deviation SP	71,946		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.966		
Median Ratio	0.967		
Weighted Mean Ratio	0.968		
UNIFORMITY			
Lowest ratio	0.778		
Highest ratio:	1.139		
Coefficient of Dispersion	5.74%		
Standard Deviation	0.068		
Coefficient of Variation	7.01%		
Price Related Differential (PRD)	0.997		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.957		
Upper limit	0.973		
95% Confidence: Mean			
Lower limit	0.960		
Upper limit	0.972		
SAMPLE SIZE EVALUATION			
N (population size)	2352		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.068		
Recommended minimum:	7		
Actual sample size:	460		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	229		
# ratios above mean:	231		
Z:	0.093		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



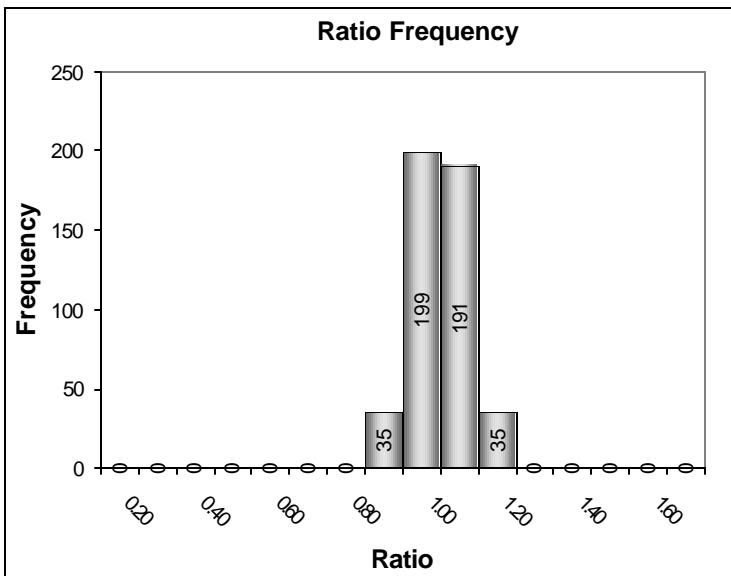
COMMENTS:

1 to 3 Unit Residences throughout area 94

Annual Update Ratio Study Report (After)

2004 Assessments

District/Team: NE / TEAM 3	Lien Date: 01/01/2004	Date of Report: 6/22/2004	Sales Dates: 1/2002 - 12/2003
Area CARNATION/DUVALL	Appr ID: SLED	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	460		
Mean Assessed Value	297,000		
Mean Sales Price	297,700		
Standard Deviation AV	73,956		
Standard Deviation SP	71,946		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.998		
Median Ratio	1.000		
Weighted Mean Ratio	0.998		
UNIFORMITY			
Lowest ratio	0.813		
Highest ratio:	1.191		
Coefficient of Dispersion	5.29%		
Standard Deviation	0.067		
Coefficient of Variation	6.67%		
Price Related Differential (PRD)	1.001		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.991		
Upper limit	1.006		
95% Confidence: Mean			
Lower limit	0.992		
Upper limit	1.004		
SAMPLE SIZE EVALUATION			
N (population size)	2352		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.067		
Recommended minimum:	7		
Actual sample size:	460		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	229		
# ratios above mean:	231		
Z:	0.093		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



COMMENTS:

1 to 3 Unit Residences throughout area 94

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 94
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	213120	0865	3/26/02	\$199,950	1010	0	5	1920	3	10000	N	N	26820 NE STELLA ST
002	213120	1060	4/1/03	\$210,000	1160	0	5	1914	4	10000	N	N	26813 NE STELLA ST
002	213170	0390	10/30/02	\$235,000	1000	260	6	1969	3	10000	N	N	15115 2ND AV NE
002	213170	1701	4/17/03	\$203,000	1010	0	6	1977	3	6356	N	N	26731 NE STEPHENS ST
002	213170	1780	12/12/02	\$181,450	1040	0	6	1984	3	7500	N	N	26716 NE RING ST
002	213020	0250	2/18/03	\$222,000	1080	0	6	1986	3	12075	N	N	27515 NE 143RD ST
002	213170	1485	3/1/02	\$178,000	1090	0	6	1961	3	7500	N	N	26721 NE RICHARDSON ST
002	213070	1350	8/28/03	\$180,000	1120	0	6	1986	3	7504	N	N	26624 NE VIRGINIA ST
002	242606	9024	8/6/03	\$210,000	1220	0	6	1958	4	41382	N	N	28205 NE 141ST PL
002	213020	0310	7/15/03	\$229,950	1310	0	6	1987	3	14370	N	N	14340 275TH AV NE
002	213020	0080	6/19/02	\$217,000	1310	0	6	1987	3	11288	N	N	14215 275TH AV NE
002	213020	0240	6/17/03	\$235,000	1350	0	6	1986	3	11830	N	N	14220 275TH AV NE
002	213120	0075	11/15/02	\$235,000	1460	0	6	1982	3	9806	N	N	26809 NE BIRD ST
002	213070	2240	9/2/03	\$245,000	2240	0	6	1912	4	10500	N	N	26712 NE STEWART ST
002	213220	0260	8/13/02	\$197,275	830	300	7	1985	3	7580	N	N	26819 NE ANDERSON ST
002	213220	0230	11/7/03	\$219,000	840	320	7	1983	3	7560	N	N	26801 NE ANDERSON ST
002	213220	0230	4/22/02	\$187,900	840	320	7	1983	3	7560	N	N	26801 NE ANDERSON ST
002	213170	0980	3/4/02	\$215,000	880	450	7	1985	3	5900	N	N	15307 BROADWAY AV NE
002	213220	0070	7/18/03	\$199,940	960	0	7	1981	3	7505	N	N	26806 NE BIRD ST
002	382120	0040	8/19/03	\$202,500	1000	0	7	1981	3	12540	N	N	14800 KENNEDY PL NE
002	140280	0110	11/18/03	\$216,500	1050	0	7	1985	3	9940	N	N	26927 NE MILLER ST
002	140280	0130	10/23/03	\$214,950	1050	0	7	1985	3	9940	N	N	26911 NE MILLER ST
002	382120	0030	6/27/03	\$228,000	1050	780	7	1980	3	11000	N	N	14801 KENNEDY PL NE
002	213020	0050	8/12/02	\$215,000	1060	0	7	1987	3	11283	N	N	27605 NE 142ND PL
002	151800	0010	2/14/03	\$243,000	1070	740	7	2001	3	3752	N	N	15111 276TH PL NE
002	151800	0160	6/11/02	\$235,000	1070	740	7	2001	3	3559	N	N	27721 NE 150TH PL
002	151800	0140	3/4/02	\$231,450	1070	740	7	2002	3	3140	N	N	27711 NE 150TH PL
002	151800	0120	2/27/02	\$228,950	1070	740	7	2001	3	3192	N	N	27635 NE 150TH PL
002	151800	0070	1/15/02	\$228,950	1070	740	7	2001	3	3192	N	N	27613 NE 150TH PL
002	213120	0835	9/20/02	\$205,000	1080	0	7	1988	3	8654	N	N	15630 3RD AV NE

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Area 94
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	151800	0230	4/9/02	\$221,150	1080	500	7	2002	3	3770	N	N	27713 NE 151ST PL
002	151800	0340	1/11/02	\$215,300	1080	500	7	2001	3	3717	N	N	27710 NE 150TH PL
002	151800	0280	1/15/02	\$211,450	1080	500	7	2001	3	3916	N	N	27621 NE 151ST PL
002	213220	0460	10/16/03	\$229,950	1090	280	7	1981	3	7849	N	N	26725 NE BEADONHALL ST
002	151800	0110	1/29/02	\$229,450	1090	650	7	2001	3	3192	N	N	27631 NE 150TH PL
002	151800	0220	3/13/02	\$222,950	1090	650	7	2002	3	3956	N	N	15114 277TH PL NE
002	151800	0200	5/30/02	\$231,950	1090	650	7	2001	3	4000	N	N	15030 277TH PL NE
002	213020	0330	6/18/02	\$222,200	1110	0	7	1987	3	14210	N	N	14212 278TH AV NE
002	140280	0080	6/23/03	\$219,000	1130	0	7	1985	3	11637	N	N	14722 3RD PL NE
002	140280	0100	7/11/03	\$217,000	1130	0	7	1985	3	10023	N	N	26912 NE MILLER ST
002	667291	0030	10/8/02	\$247,500	1130	360	7	1987	3	12532	N	N	14127 278TH AV NE
002	132606	9197	5/8/02	\$216,000	1140	0	7	1988	3	9701	N	N	14814 DOUGHERTY PL NE
002	213040	0080	11/10/03	\$246,000	1140	320	7	1987	3	11870	N	N	15218 3RD PL NE
002	213220	0380	12/19/03	\$220,000	1160	0	7	1981	3	7575	N	N	26724 NE ANDERSON ST
002	213120	0396	10/28/03	\$230,000	1160	240	7	1985	3	8003	N	N	15801 4TH AV NE
002	140281	0150	6/3/02	\$211,900	1160	0	7	1986	3	10079	N	N	27116 NE MILLER ST
002	140281	0150	10/28/02	\$210,000	1160	0	7	1986	3	10079	N	N	27116 NE MILLER ST
002	213041	0060	9/4/02	\$267,400	1170	320	7	1987	3	10908	N	N	27020 NE RING ST
002	213070	1105	8/19/02	\$200,000	1170	0	7	1977	3	7600	N	N	15827 2ND AV NE
002	553560	0490	6/18/03	\$200,000	1210	0	7	1982	3	10016	N	N	27415 NE 148TH WY
002	213170	0546	8/1/03	\$265,148	1230	430	7	1978	3	7500	N	N	26525 NE RING ST
002	213220	0180	8/7/02	\$216,000	1240	0	7	1986	3	7671	N	N	26824 NE BEADONHALL ST
002	213043	0180	11/25/02	\$220,000	1240	0	7	1989	3	11401	N	N	26915 NE DOROTHY ST
002	213170	1100	10/21/02	\$203,000	1250	0	7	1969	3	8359	N	N	15207 BROADWAY AV NE
002	213301	0100	1/14/03	\$289,000	1280	1270	7	1989	3	16387	N	N	14301 279TH PL NE
002	213120	0385	7/21/03	\$210,000	1290	0	7	1985	3	5000	N	N	26820 NE STEWART ST
002	213170	1630	12/11/02	\$270,000	1290	660	7	1996	3	10000	Y	N	26710 NE RICHARDSON ST
002	213043	0110	10/9/02	\$255,950	1300	550	7	1989	3	12715	N	N	27003 NE DOROTHY ST
002	132606	9194	5/31/02	\$210,000	1310	0	7	1988	3	9751	N	N	14815 DOUGHERTY PL NE
002	667291	0070	5/19/03	\$239,000	1320	0	7	1986	3	14121	N	N	14105 278TH AV NE
002	213042	0070	1/23/03	\$216,000	1330	0	7	1988	3	9696	N	N	15030 3RD LN NE

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(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	213220	0160	6/2/03	\$224,950	1340	0	7	1981	3	11596	N	N	26837 NE BEADONHALL ST
002	213070	0875	10/8/03	\$268,000	1350	600	7	1979	3	7600	N	N	15631 2ND AV NE
002	213300	0080	12/2/02	\$235,000	1360	0	7	1988	3	11203	N	N	14324 277TH PL NE
002	667292	0190	9/10/02	\$234,000	1370	0	7	1988	3	14012	N	N	14130 280TH LN NE
002	213020	0190	9/27/03	\$225,500	1370	0	7	1987	3	11376	N	N	27710 NE 142ND PL
002	213041	0100	7/30/02	\$258,150	1400	0	7	1987	3	12046	N	N	15122 3RD LN NE
002	213043	0040	6/7/03	\$273,000	1400	430	7	1989	3	11237	N	N	27020 NE DOROTHY ST
002	213300	0140	5/15/03	\$235,000	1400	0	7	1988	3	15670	N	N	14310 276TH AV NE
002	213001	0030	3/28/03	\$245,000	1430	0	7	1984	3	14107	N	N	14517 273RD PL NE
002	132606	9192	11/22/03	\$249,000	1460	0	7	1988	3	9721	N	N	14824 4TH PL NE
002	140281	0210	6/11/03	\$269,950	1460	730	7	1986	3	15520	N	N	14737 3RD CT NE
002	213220	0410	12/10/03	\$230,000	1470	0	7	1982	3	7504	N	N	26737 NE ANDERSON ST
002	151800	0050	5/7/02	\$225,000	1470	0	7	2002	3	3071	N	N	NE 150TH PL
002	213120	0764	10/20/03	\$227,000	1480	0	7	1976	4	7500	N	N	26915 NE CHERRY ST
002	213001	0070	5/9/03	\$250,000	1490	0	7	1985	3	14041	N	N	14504 273RD PL NE
002	213300	0250	5/20/03	\$255,000	1490	0	7	1988	3	15231	N	N	14325 276TH AV NE
002	213170	0975	10/4/02	\$195,000	1490	0	7	1977	3	7500	N	N	26628 NE RICHARDSON ST
002	213170	1620	2/6/03	\$210,000	1510	0	7	1960	3	10000	Y	N	26709 NE RING ST
002	011290	0170	10/16/02	\$243,000	1520	0	7	2000	3	3577	N	N	15113 279TH PL NE
002	213042	0120	10/4/02	\$245,000	1520	0	7	1988	3	12564	N	N	15011 3RD LN NE
002	011290	0100	4/8/03	\$254,900	1550	0	7	2000	3	6862	N	N	27927 NE 151ST ST
002	732620	0170	10/21/03	\$241,000	1550	0	7	2001	3	4712	N	N	15121 279TH PL NE
002	732620	0030	9/18/03	\$248,000	1550	0	7	2000	3	5401	N	N	15129 279TH LN NE
002	132606	9190	10/7/02	\$230,000	1560	0	7	1989	3	10196	N	N	14804 4TH PL NE
002	346060	0130	8/25/03	\$264,950	1570	0	7	1989	3	13774	N	N	27323 NE 153RD PL
002	213301	0230	10/20/03	\$259,950	1570	0	7	1989	3	11000	N	N	27719 NE 143RD ST
002	151800	0080	2/4/02	\$222,950	1570	0	7	2001	3	3143	N	N	27619 NE 150TH PL
002	151800	0290	12/22/03	\$255,400	1580	0	7	2001	3	4007	N	N	27620 NE 150TH PL
002	151800	0210	4/5/02	\$230,000	1580	0	7	2002	3	3954	N	N	15106 277TH PL NE
002	151800	0290	4/18/02	\$219,950	1580	0	7	2001	3	4007	N	N	27620 NE 150TH PL
002	151800	0260	1/10/02	\$229,950	1600	0	7	2001	3	3799	N	N	27629 NE 151ST PL

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Area 94
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	213300	0150	7/23/03	\$286,828	1620	0	7	1989	3	13710	N	N	27632 NE 143RD PL
002	011290	0240	7/18/02	\$234,000	1620	0	7	2000	3	4380	N	N	15109 279TH LN NE
002	732620	0130	6/4/02	\$222,500	1620	0	7	2001	3	4696	N	N	27925 NE 152ND ST
002	011290	0180	7/15/03	\$239,950	1720	0	7	2000	3	4779	N	N	27918 NE 151ST ST
002	213170	0547	8/11/03	\$287,000	1730	610	7	1995	3	9200	N	N	26511 NE RING ST
002	213190	0010	7/22/03	\$335,000	1740	0	7	1989	3	35291	N	N	26804 NE 144TH PL
002	242606	9086	1/15/02	\$225,000	1740	0	7	1989	3	14025	N	N	16663 2ND AV NE
002	952650	0200	6/4/02	\$268,500	1770	0	7	2001	3	11329	N	N	27431 NE 155TH PL
002	151800	0190	1/9/02	\$239,000	1770	0	7	2001	3	4447	N	N	15024 277TH PL NE
002	151800	0150	3/1/02	\$233,850	1770	0	7	2001	3	3615	N	N	27715 NE 150TH PL
002	151800	0300	10/24/03	\$271,600	1810	0	7	2001	3	3800	N	N	27624 NE 150TH PL
002	151800	0250	9/26/03	\$269,900	1830	0	7	2001	3	3801	N	N	27637 NE 151ST PL
002	213120	0885	10/29/02	\$219,950	1830	0	7	1964	4	10000	N	N	26836 NE STELLA ST
002	213041	0110	2/10/03	\$248,000	1830	0	7	1987	3	10104	N	N	15129 3RD LN NE
002	151800	0250	1/10/02	\$241,080	1830	0	7	2001	3	3801	N	N	27637 NE 151ST PL
002	187550	0020	9/16/03	\$299,950	1840	0	7	1994	3	11498	N	N	28204 NE 141ST PL
002	187550	0160	9/18/02	\$313,000	1840	1040	7	1994	3	14002	N	N	14025 282ND CT NE
002	187550	0050	2/22/02	\$269,000	1840	0	7	1995	3	14040	N	N	28226 NE 141ST PL
002	103800	0060	4/12/02	\$299,950	1840	620	7	2001	3	6608	N	N	26424 NE KENNEDY DR
002	667291	0110	10/9/02	\$248,000	1880	0	7	1986	3	11212	N	N	14110 278TH AV NE
002	213043	0070	10/26/02	\$259,000	1890	0	7	1989	3	10001	N	N	27012 NE DOROTHY ST
002	213120	0560	7/15/03	\$250,000	1900	0	7	1965	4	10000	N	N	26825 NE STEWART ST
002	213120	0125	4/3/02	\$282,000	1920	0	7	1999	3	8780	N	N	26802 NE VIRGINIA ST
002	025555	0310	8/19/03	\$266,500	1970	0	7	2003	3	3163	Y	N	16111 2ND AV NE
002	213120	0455	7/18/02	\$258,000	1980	0	7	1911	5	7500	N	N	26936 NE STEWART ST
002	952650	0160	1/16/02	\$255,500	2000	0	7	2001	3	10281	N	N	27405 NE 155TH PL
002	213041	0040	10/25/02	\$260,000	2020	0	7	1987	3	9600	N	N	27000 NE RING ST
002	132606	9151	2/20/02	\$250,000	2160	0	7	1981	3	22702	N	N	26624 NE KENNEDY DR
002	155850	0120	7/25/03	\$268,000	2170	0	7	1998	3	6139	N	N	16212 270TH PL NE
002	155850	0120	3/5/02	\$249,950	2170	0	7	1998	3	6139	N	N	16212 270TH PL NE
002	187550	0180	2/12/02	\$267,000	2170	0	7	1994	3	14010	N	N	28205 NE 141ST PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	080830	0110	3/12/03	\$299,950	2200	0	7	1999	3	13225	N	N	13832 283RD AV NE
002	213190	0050	5/19/03	\$345,000	2240	0	7	1986	3	29920	N	N	27010 NE 144TH PL
002	213190	0190	11/5/03	\$300,000	2290	0	7	1986	3	30473	N	N	26915 NE 144TH PL
002	213040	0100	2/25/03	\$294,500	2560	0	7	1987	3	12608	N	N	15211 3RD PL NE
002	103800	0070	6/3/02	\$317,000	2560	0	7	2001	3	7318	N	N	26420 NE KENNEDY DR
002	080830	0730	4/9/03	\$312,000	2670	0	7	2000	3	6015	N	N	14004 284TH CIR NE
002	080830	0050	3/31/03	\$318,000	2820	0	7	2000	3	7758	N	N	13838 282ND CT NE
002	952650	0170	2/11/02	\$300,370	3010	0	7	2001	3	11044	N	N	27411 NE 155TH PL
002	952650	0060	1/15/02	\$295,970	3010	0	7	2001	3	12183	N	N	16147 2ND AV NE
002	952650	0190	1/16/02	\$287,865	3010	0	7	2001	3	11156	N	N	4532 325TH AV NE
002	080830	0770	5/1/02	\$298,950	3060	0	7	2000	3	7018	N	N	14019 285TH CIR NE
002	378240	0350	4/24/03	\$234,500	1090	0	8	1989	3	9656	N	N	26627 NE MILLER ST
002	378240	0340	8/8/03	\$280,000	1170	480	8	1989	3	9656	N	N	26621 NE MILLER ST
002	378240	0030	4/9/03	\$254,450	1170	390	8	1989	3	9757	N	N	26720 NE MILLER ST
002	378240	0330	3/27/02	\$240,500	1170	480	8	1989	3	9845	N	N	26615 NE MILLER ST
002	378240	0110	12/11/02	\$303,000	1210	900	8	1989	3	9914	Y	N	14633 2ND PL NE
002	639780	0100	4/30/02	\$236,000	1270	290	8	1977	4	6714	N	N	14914 276TH PL NE
002	379340	0380	6/26/03	\$289,950	1350	750	8	1998	3	11867	N	N	27521 NE 140TH PL
002	379340	0070	9/15/03	\$312,000	1360	1020	8	1998	3	16045	N	N	27525 NE 141ST CT
002	667293	0320	12/27/02	\$238,000	1360	0	8	1988	3	14535	N	N	27930 NE 140TH PL
002	667293	0070	4/21/03	\$235,000	1360	0	8	1987	3	18044	N	N	27927 NE 140TH PL
002	379340	0400	2/19/03	\$290,000	1360	1020	8	1998	3	11143	N	N	27505 NE 140TH PL
002	639780	0010	7/30/02	\$232,000	1360	0	8	2002	3	2952	N	N	14933 276TH PL NE
002	379340	0240	10/29/03	\$314,950	1370	670	8	1999	3	14502	N	N	27503 NE 141ST PL
002	379340	0230	4/16/03	\$276,500	1410	0	8	1998	3	14004	N	N	27507 NE 141ST PL
002	379341	0090	5/16/03	\$284,000	1410	0	8	1999	3	12147	N	N	27617 NE 140TH CT
002	155990	0150	11/18/03	\$241,747	1480	0	8	1995	3	6536	Y	N	16310 3RD AV NE
002	667293	0170	1/16/03	\$241,000	1490	0	8	1988	3	15923	N	N	14024 280TH LN NE
002	378240	0090	4/12/02	\$269,950	1510	0	8	1989	3	10894	N	N	26610 NE MILLER ST
002	378240	0290	3/10/03	\$247,500	1530	0	8	1988	3	9656	N	N	26704 NE COMEGYS ST
002	213301	0310	10/14/03	\$295,000	1570	410	8	1989	3	13557	N	N	27706 NE 143RD ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	639780	0130	11/18/02	\$248,540	1580	0	8	2002	3	6106	N	N	14932 276TH PL NE
002	379341	0040	8/9/02	\$267,500	1580	0	8	1999	3	13252	N	N	27628 NE 140TH PL
002	382035	0110	6/24/03	\$252,000	1590	0	8	1999	3	3251	N	N	14829 1ST AV NE
002	155850	0140	5/7/03	\$265,000	1620	0	8	1997	3	7310	Y	N	16218 270TH PL NE
002	667293	0090	4/24/03	\$243,500	1620	0	8	1987	3	18069	N	N	28003 NE 140TH PL
002	667293	0260	11/26/02	\$265,500	1630	0	8	1987	3	14097	N	N	14101 280TH LN NE
002	379340	0320	1/21/03	\$254,950	1640	0	8	1998	3	11508	N	N	27517 NE 140TH CT
002	213120	1145	4/17/03	\$265,000	1700	0	8	1991	3	7500	N	N	26918 NE STEPHENS CT
002	378240	0200	8/19/02	\$239,500	1730	0	8	1988	3	9656	N	N	15431 MANION WY NE
002	667293	0250	4/18/02	\$242,500	1740	0	8	1987	3	14048	N	N	14107 280TH LN NE
002	213070	1555	7/29/03	\$280,000	1750	0	8	1997	3	11169	N	N	26611 NE STEWART ST
002	213040	0010	4/16/02	\$258,000	1750	0	8	1999	3	9046	N	N	15420 3RD AV NE
002	132606	9152	11/16/02	\$494,000	1760	0	8	1975	4	135349	N	N	26900 NE 145TH ST
002	667293	0100	7/7/03	\$262,500	1760	0	8	1988	3	18158	N	N	28011 NE 140TH PL
002	155990	0290	4/14/03	\$252,000	1760	0	8	1997	3	6300	N	N	26817 NE 163RD ST
002	639780	0060	12/4/02	\$259,900	1780	0	8	2002	3	5226	N	N	14905 276TH PL NE
002	639780	0020	12/5/02	\$259,190	1780	0	8	2002	3	3720	N	N	14925 276TH PL NE
002	155850	0230	7/8/03	\$339,000	1790	700	8	2000	3	6146	Y	N	16406 270TH PL NE
002	729799	0130	7/22/02	\$292,000	1810	0	8	1999	3	4110	N	N	27930 NE 149TH CT
002	729799	0260	1/8/02	\$274,500	1810	0	8	1999	3	5592	N	N	14807 279TH LN NE
002	155990	0240	8/15/03	\$270,950	1820	0	8	1997	3	9815	N	N	26838 NE 163RD ST
002	382035	0060	9/2/03	\$265,000	1825	0	8	2001	3	3909	N	N	14804 1ST AV NE
002	382035	0050	2/8/02	\$247,000	1825	0	8	2001	3	3905	N	N	14810 1st AV NE
002	213301	0260	2/19/03	\$269,950	1830	0	8	1989	3	12793	N	N	27605 NE 143RD ST
002	729799	0140	5/19/03	\$300,000	1840	0	8	1999	3	4213	N	N	27924 NE 149TH CT
002	346060	0070	6/18/03	\$289,950	1860	0	8	1989	3	13875	N	N	27306 NE 153RD PL
002	346060	0050	3/17/03	\$256,950	1860	0	8	1989	3	14335	N	N	27324 NE 153RD PL
002	639780	0090	8/23/02	\$268,435	1880	0	8	2002	3	8013	N	N	14910 276TH PL NE
002	639780	0050	7/22/02	\$262,540	1880	0	8	2002	3	6566	N	N	14911 276TH PL NE
002	639780	0120	7/23/02	\$262,540	1880	0	8	2002	3	9129	N	N	14926 276TH PL NE
002	155990	0160	5/22/02	\$229,900	1880	0	8	1996	3	6575	Y	N	16306 3RD AV NE

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(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	729799	0090	7/17/03	\$290,500	1890	0	8	1999	3	4537	N	N	27929 NE 149TH CT
002	155990	0210	11/7/02	\$250,400	1890	0	8	1995	3	5595	N	N	26820 NE 63RD ST
002	382035	0150	12/10/02	\$260,000	1910	0	8	2002	3	4156	N	N	14827 1ST AV NE
002	213300	0010	11/8/02	\$274,500	1910	0	8	1988	3	13344	N	N	27530 NE 144TH ST
002	213302	0020	7/17/03	\$287,500	1920	0	8	1990	3	15260	N	N	27930 NE 144TH ST
002	213302	0230	12/9/02	\$279,950	1920	0	8	1990	3	14200	N	N	28117 NE 144TH ST
002	382035	0170	5/22/02	\$259,950	1930	0	8	2001	3	4156	N	N	14809 1ST AV NE
002	729799	0020	8/22/03	\$305,900	1950	0	8	1999	3	4962	N	N	27823 NE 149TH CT
002	729799	0110	7/23/03	\$300,000	1980	0	8	1999	3	4915	N	N	27936 NE 149TH CT
002	729799	0040	5/9/03	\$291,000	1980	0	8	1999	3	4506	N	N	14817 279TH LN NE
002	639780	0030	9/23/02	\$247,840	1980	0	8	2002	3	5211	N	N	14919 276TH PL NE
002	639780	0110	8/14/02	\$247,000	1980	0	8	2002	3	5608	N	N	16213 270TH PL NE
002	639780	0040	6/24/02	\$266,520	2000	0	8	2002	3	5161	N	N	14915 276TH PL NE
002	639780	0080	7/23/02	\$264,635	2000	0	8	2002	3	4425	N	N	14906 276TH PL NE
002	379340	0110	12/11/03	\$299,000	2020	0	8	1998	3	14346	N	N	27502 NE 141ST PL
002	379341	0100	12/2/03	\$300,000	2020	0	8	1999	3	13961	N	N	27625 NE 140TH CT
002	379341	0050	6/4/03	\$290,000	2020	0	8	1999	3	13692	N	N	27624 NE 140TH PL
002	425400	0110	12/10/03	\$329,500	2040	0	8	1998	3	16650	N	N	15127 285TH AV NE
002	425400	0310	8/26/02	\$322,000	2040	0	8	1998	3	16200	N	N	15217 286TH AV NE
002	425400	0250	3/4/03	\$319,950	2040	0	8	1998	3	14821	N	N	28514 NE 151ST ST
002	425400	0110	4/17/02	\$318,500	2040	0	8	1998	3	16650	N	N	15127 285TH AV NE
002	425400	0030	4/16/02	\$299,950	2040	0	8	1998	3	12609	N	N	28519 NE 151ST ST
002	213301	0060	6/10/02	\$289,950	2050	0	8	1989	3	14098	N	N	27826 NE 144TH ST
002	379340	0290	5/13/03	\$304,950	2090	0	8	1998	3	14832	N	N	27520 NE 140TH CT
002	379340	0270	12/15/03	\$297,950	2090	0	8	1998	3	17676	N	N	27526 NE 140TH CT
002	080830	0500	6/16/03	\$310,000	2120	0	8	2002	3	6796	N	N	NE 138TH PL
002	080830	0380	7/15/02	\$301,500	2120	0	8	2001	3	6930	N	N	13801 284TH CT NE
002	080830	0410	9/13/02	\$299,990	2120	0	8	2002	3	4952	N	N	13807 284TH CT NE
002	080830	0490	6/30/03	\$309,990	2120	0	8	2003	3	6497	N	N	13802 284TH CT NE
002	182607	9018	9/16/03	\$350,000	2130	0	8	1990	3	96267	N	N	27717 NE 150TH ST
002	155850	0170	11/21/02	\$255,000	2130	0	8	1997	3	6521	Y	N	16224 270TH PL NE

Improved Sales Used in this Annual Update Analysis
Area 94
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	425400	0440	7/9/03	\$311,000	2140	0	8	1998	3	18134	N	N	28511 NE 151st ST
002	155850	0220	10/29/02	\$247,500	2150	0	8	1997	3	7290	Y	N	16330 270TH PL NE
002	080830	0520	10/29/02	\$327,990	2230	0	8	2001	3	6300	N	N	28425 NE 138TH PL
002	080830	0390	9/20/02	\$312,990	2230	0	8	2002	3	6255	N	N	13803 284TH CT NE
002	080830	0450	1/9/02	\$288,000	2230	0	8	2001	3	9461	N	N	13810 284TH CT NE
002	278725	0280	5/3/02	\$328,000	2270	0	8	1994	3	14428	N	N	14227 274TH PL NE
002	155850	0090	5/13/03	\$287,000	2280	0	8	1997	3	6299	Y	N	16209 270TH PL NE
002	803535	0090	6/6/03	\$342,015	2300	0	8	2003	3	9521	Y	N	16023 271ST PL NE
002	803535	0170	2/7/03	\$334,400	2300	0	8	2003	3	10472	Y	N	271ST PL NE
002	803535	0290	9/16/03	\$326,300	2300	0	8	2003	3	9232	N	N	270TH PL NE
002	803535	0130	1/20/03	\$357,300	2310	470	8	2003	3	10029	Y	N	271ST PL NE
002	803535	0230	9/15/03	\$355,800	2310	470	8	2003	3	14224	Y	N	271ST PL NE
002	080830	0650	3/11/02	\$324,990	2490	0	8	2001	3	6930	N	N	28231 NE 138TH PL
002	080830	0480	7/11/02	\$329,990	2490	0	8	2002	3	6630	N	N	13804 284TH CT NE
002	080830	0300	1/8/02	\$310,000	2495	0	8	2001	3	6108	N	N	13805 283RD CT NE
002	080830	0440	5/12/03	\$333,000	2516	0	8	1999	3	13282	N	N	13812 284TH CT NE
002	803535	0310	8/8/03	\$369,500	2520	750	8	2003	3	7853	N	N	270TH PL NE
002	080830	0400	10/23/02	\$325,000	2520	0	8	2002	3	5357	N	N	13805 284TH CT NE
002	080830	0530	5/21/02	\$327,500	2520	0	8	2001	3	6300	N	N	28419 NE 138TH PL
002	425400	0120	2/28/02	\$339,950	2530	0	8	1998	3	16650	N	N	15209 285TH AV NE
002	425400	0500	5/14/03	\$358,500	2530	0	8	1997	3	18103	N	N	15225 287TH AV NE
002	425400	0140	7/30/02	\$333,000	2530	0	8	1998	3	17051	N	N	15235 285TH AV NE
002	425400	0180	5/21/02	\$325,000	2530	0	8	1998	3	12901	N	N	15218 285TH AV NE
002	425400	0410	11/18/02	\$335,000	2530	0	8	1998	3	17776	N	N	28619 NE 151ST PL
002	425400	0040	1/29/03	\$320,000	2530	0	8	1998	3	12888	N	N	28511 NE 151ST ST
002	425400	0060	12/16/02	\$315,250	2530	0	8	1998	3	17856	N	N	28423 NE 151ST ST
002	080830	0640	3/27/02	\$320,990	2590	0	8	2001	3	6930	N	N	28303 NE 138TH PL
002	278725	0210	7/21/02	\$370,000	2680	0	8	1995	3	14564	N	N	14311 274TH PL NE
002	278725	0260	12/16/02	\$360,000	2750	0	8	1994	3	14140	N	N	27311 NE 143RD PL
002	856745	0200	3/25/02	\$395,950	2840	0	8	2001	3	10500	N	N	27828 NE 153RD PL
002	856745	0210	10/25/02	\$366,000	2880	0	8	2001	3	10235	N	N	14811 265TH CT NE

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Area 94
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	803535	0220	7/8/03	\$377,800	2970	0	8	2003	3	20194	N	N	16120 271ST PL NE
002	803535	0200	8/8/03	\$373,000	2970	0	8	2003	3	19641	Y	N	16032 271ST PL NE
002	803535	0070	5/16/03	\$371,800	2970	0	8	2003	3	9712	N	N	16112 271ST PL NE
002	803535	0120	5/16/03	\$370,700	2970	0	8	2003	3	12184	Y	N	16005 271ST PL NE
002	278725	0170	11/4/02	\$380,000	3020	0	8	1996	3	14564	N	N	27227 NE 143RD CT
002	278725	0230	10/25/02	\$375,000	3120	0	8	1995	3	14000	N	N	27312 NE 143RD PL
002	278725	0050	10/17/02	\$415,000	3140	0	8	1996	3	15376	N	N	14204 274TH PL NE
002	803535	0180	9/19/03	\$379,400	3210	0	8	2003	3	11999	N	N	16018 271ST PL NE
002	803535	0210	6/18/03	\$376,200	3210	0	8	2003	3	23379	Y	N	16110 271ST PL NE
002	803535	0320	3/25/03	\$374,270	3210	0	8	2003	3	13603	N	N	32528 NE 46TH PL
002	803535	0110	1/17/03	\$368,800	3210	0	8	2003	3	10042	Y	N	32812 NE 43RD CIR
002	329690	0110	11/19/02	\$303,000	1860	0	9	1994	3	14086	N	N	27521 NE 145TH LN
002	421350	0080	5/28/03	\$314,000	2010	0	9	2000	3	11642	N	N	14202 283RD PL NE
002	421350	0190	7/24/02	\$294,900	2040	0	9	1990	3	11313	N	N	13911 282ND CT NE
002	138350	0120	4/8/02	\$291,000	2120	0	9	1996	3	14065	N	N	14011 278TH PL NE
002	147280	0390	9/4/02	\$317,500	2140	0	9	1990	3	14462	N	N	28328 NE 147TH CT
002	147280	0520	9/8/03	\$322,000	2160	0	9	1993	3	15739	N	N	28332 NE 146TH ST
002	147280	0150	8/9/02	\$315,000	2160	0	9	1990	3	11894	N	N	14530 281ST AV NE
002	077680	0100	8/7/02	\$322,000	2170	0	9	1998	3	14199	N	N	27703 NE 140TH PL
002	329690	0160	9/8/03	\$330,000	2170	0	9	1992	3	14024	N	N	27518 NE 147TH LN
002	329690	0050	9/16/03	\$312,400	2170	0	9	1993	3	14250	N	N	14703 275TH PL NE
002	131330	0180	6/5/02	\$339,500	2180	0	9	1993	3	14002	N	N	14824 283RD PL NE
002	329690	0260	1/11/02	\$319,500	2180	0	9	1991	3	14036	N	N	27523 NE 147TH LN
002	329690	0190	6/17/02	\$299,950	2180	0	9	1991	3	14152	N	N	27515 NE 149TH LN
002	147280	0070	5/14/03	\$325,000	2190	0	9	1990	3	14411	N	N	28231 NE 146TH ST
002	147280	0130	6/4/03	\$327,000	2190	0	9	1990	3	11818	N	N	28121 NE 147TH PL
002	553560	0480	8/5/03	\$318,735	2190	0	9	2003	3	7834	N	N	14722 274TH WY NE
002	213302	0150	3/17/03	\$329,950	2210	0	9	1990	3	14154	N	N	14301 283RD PL NE
002	147280	0260	5/14/03	\$325,000	2210	0	9	1990	3	14425	N	N	14619 281ST AV NE
002	147280	0030	11/13/03	\$358,500	2230	0	9	1992	3	14040	N	N	28321 NE 146TH ST
002	147280	0470	6/10/03	\$334,000	2230	0	9	1992	3	14480	N	N	28232 NE 146TH ST

Improved Sales Used in this Annual Update Analysis
Area 94
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	138350	0050	3/18/03	\$316,000	2230	0	9	1995	3	14001	N	N	14036 278TH PL NE
002	147280	0010	4/12/02	\$310,000	2230	0	9	1993	3	14184	N	N	28333 NE 146TH ST
002	131330	0460	10/17/02	\$339,950	2240	0	9	1992	3	11901	N	N	28210 NE 148TH PL
002	077680	0070	8/4/03	\$359,950	2250	0	9	1997	3	16483	N	N	14033 277TH PL NE
002	329690	0150	12/13/02	\$310,000	2250	0	9	1991	3	13924	N	N	27519 NE 147TH LN
002	421350	0060	5/15/02	\$310,000	2250	0	9	1994	3	14000	N	N	26814 NE STELLA ST
002	147280	0280	3/6/02	\$330,000	2260	0	9	1990	3	14040	N	N	28030 NE 147TH PL
002	147280	0110	6/9/03	\$325,990	2260	0	9	1990	3	14000	N	N	28209 NE 147TH PL
002	329690	0090	4/7/03	\$310,000	2260	0	9	1994	3	12872	N	N	27505 NE 145TH LN
002	138350	0020	8/7/03	\$359,400	2290	0	9	1996	3	11205	N	N	14012 278TH PL NE
002	421350	0120	3/19/02	\$293,000	2300	0	9	1994	3	14000	N	N	3905 331ST AV NE
002	138350	0070	7/26/02	\$364,950	2303	0	9	1995	3	16801	N	N	27812 NE 141ST ST
002	138350	0030	9/20/02	\$354,950	2310	0	9	1996	3	11205	N	N	14022 278TH PL NE
002	077680	0020	5/21/03	\$350,000	2320	0	9	1998	3	14002	N	N	14018 277TH PL NE
002	147280	0410	6/25/03	\$349,000	2330	0	9	1990	3	11538	N	N	28319 NE 147TH CT
002	553560	0720	9/10/02	\$366,870	2330	0	9	2002	3	8182	N	N	27224 NE 151ST PL
002	553560	0030	12/4/02	\$360,945	2330	0	9	2003	3	9095	N	N	15103 272ND PL NE
002	144355	0080	8/2/02	\$320,000	2340	0	9	1999	3	12080	N	N	27617 NE 145TH PL
002	131330	0250	8/15/03	\$359,950	2350	0	9	1993	3	11903	N	N	14906 282ND PL NE
002	131330	0160	4/2/02	\$355,000	2360	0	9	1993	3	14002	N	N	14810 283RD PL NE
002	131330	0310	11/26/03	\$359,950	2390	0	9	1992	3	14157	N	N	14915 281ST PL NE
002	421350	0180	4/16/03	\$309,000	2390	0	9	1993	3	14018	N	N	27504 NE 141ST PL
002	131330	0370	6/5/03	\$354,950	2410	0	9	1992	3	13406	N	N	28017 NE 149TH PL
002	147280	0180	9/20/02	\$305,000	2420	0	9	1991	3	14209	N	N	28120 NE 145TH CT
002	144355	0060	8/16/02	\$343,000	2420	0	9	1999	3	13891	N	N	27610 NE 145TH PL
002	147280	0300	11/4/03	\$348,450	2430	0	9	1991	3	14040	N	N	28112 NE 147TH PL
002	132606	9163	7/8/03	\$394,900	2500	0	9	1991	3	13426	Y	N	14810 265TH CT NE
002	856746	0080	3/4/03	\$355,950	2505	0	9	2002	3	7753	N	N	15432 277TH PL NE
002	131330	0330	4/14/03	\$345,000	2510	0	9	1992	3	14022	N	N	14907 281ST PL NE
002	553560	0580	6/24/03	\$377,000	2530	0	9	2001	3	7233	N	N	27420 NE 150TH ST
002	553560	0640	11/5/02	\$343,065	2530	0	9	2002	3	7478	N	N	27220 NE 150TH ST

Improved Sales Used in this Annual Update Analysis
Area 94
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	553560	0510	6/12/03	\$351,145	2530	0	9	2003	3	6870	N	N	27322 NE 148TH WY
002	553560	0530	6/22/03	\$349,620	2530	0	9	2003	3	6795	N	N	14902 273RD PL SE
002	553560	0560	4/9/02	\$348,610	2530	0	9	2001	3	8360	N	N	14930 273RD PL NE
002	147280	0050	2/26/02	\$312,000	2550	0	9	1992	3	14040	N	N	28303 NE 146TH ST
002	856746	0070	12/4/02	\$363,990	2590	0	9	2002	3	8307	N	N	15426 277TH PL NE
002	147280	0480	6/18/02	\$327,000	2600	0	9	1992	3	14040	N	N	28238 NE 146TH ST
002	856746	0110	4/4/03	\$413,650	2640	0	9	2002	3	11879	N	N	15435 277TH PL NE
002	856746	0040	3/4/03	\$365,000	2640	0	9	2003	3	8307	N	N	15322 277TH PL NE
002	856746	0020	5/19/03	\$375,000	2660	0	9	2003	3	10446	N	N	15231 277TH PL NE
002	856746	0050	6/5/03	\$379,000	2680	0	9	2003	3	8307	N	N	15404 277TH PL NE
002	856746	0030	11/5/03	\$371,950	2680	0	9	2003	3	8307	N	N	15310 277TH PL NE
002	856746	0010	8/15/03	\$389,950	2730	0	9	2003	3	10599	N	N	15311 277TH PL NE
002	856746	0100	4/21/03	\$389,500	2730	0	9	2003	3	8557	N	N	27722 NE 154TH PL
002	856745	0240	8/8/02	\$352,000	2755	0	9	2001	3	9020	N	N	26802 NE ANDERSON ST
002	856745	0060	8/5/02	\$424,950	2800	0	9	2001	3	12831	N	N	15415 279TH PL NE
002	553560	0250	1/28/03	\$399,950	2810	0	9	2002	3	7508	N	N	27231 NE 148TH WY
002	856745	0230	7/18/02	\$380,000	2810	0	9	2001	3	9020	N	N	27829 NE 154TH ST
002	553560	0470	9/15/03	\$383,695	2810	0	9	2003	3	9284	N	N	14716 274TH WY NE
002	856746	0060	8/26/03	\$384,950	2830	0	9	2003	3	8307	N	N	15416 277TH PL NE
002	553560	0610	5/21/03	\$380,395	2880	0	9	2001	3	7123	N	N	27324 NE 150TH ST
002	553560	0160	3/15/02	\$373,060	2880	0	9	2001	3	10459	N	N	14918 272ND PL NE
002	553560	0140	3/25/02	\$371,318	2880	0	9	2001	3	10459	N	N	14826 272ND PL NE
002	553560	0010	6/11/03	\$389,950	2890	0	9	2003	3	8154	N	N	15117 272ND PL NE
002	553560	0060	4/16/03	\$388,555	2890	0	9	2003	3	7700	N	N	15001 272ND PL NE
002	856745	0220	6/13/02	\$376,000	2890	0	9	2001	3	9045	N	N	27833 NE 154TH ST
002	553560	0730	3/27/03	\$369,950	2900	0	9	2002	3	7568	N	N	16407 270TH PL NE
002	553560	0230	10/14/02	\$386,840	2920	0	9	2002	3	11851	N	N	4512 325TH AV NE
002	553560	0630	4/19/02	\$398,670	2970	0	9	2001	3	7500	N	N	27232 NE 150TH ST
002	553560	0210	6/23/02	\$385,725	2970	0	9	2001	3	7510	N	N	14827 273RD PL NE
002	553560	0190	4/3/02	\$389,790	2970	0	9	2001	3	7500	N	N	14915 273RD PL NE
002	553560	0520	7/14/03	\$376,589	2970	0	9	2003	3	6809	N	N	27526 NE 141ST CT

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	553560	0150	9/22/02	\$390,256	3000	0	9	2001	3	10459	N	N	14906 272ND PL NE
002	856745	0150	11/13/03	\$379,500	3010	0	9	2001	3	10224	N	N	26732 NE STEPHENS ST
002	553560	0690	4/25/02	\$423,594	3020	0	9	2002	3	11743	N	N	27320 NE 151ST PL
002	553560	0670	6/6/02	\$428,545	3020	0	9	2002	3	8046	N	N	27303 NE 151ST PL
002	553560	0040	6/22/03	\$419,950	3020	0	9	2003	3	9100	N	N	15023 272ND PL NE
002	553560	0170	12/12/02	\$399,950	3020	0	9	2001	3	11720	N	N	14928 272ND PL NE
002	553560	0650	12/26/02	\$394,950	3020	0	9	2002	3	7350	N	N	15018 272ND PL NE
002	856745	0140	2/7/03	\$387,500	3100	0	9	2002	3	10189	N	N	31923 NE 55TH ST
002	553560	0240	8/27/02	\$434,505	3110	0	9	2002	3	14694	N	N	27225 NE 148TH WY
002	553560	0200	12/17/02	\$417,950	3110	0	9	2001	3	7500	N	N	14905 273RD PL NE
002	553560	0050	6/13/03	\$410,590	3110	0	9	2003	3	9033	N	N	15015 272ND PL NE
002	553560	0660	5/7/03	\$389,950	3110	0	9	2002	3	7478	N	N	27225 NE 151ST PL
002	553560	0620	4/23/02	\$397,780	3110	0	9	2001	3	8297	N	N	27316 NE 150TH ST
002	553560	0710	12/23/02	\$394,950	3110	0	9	2002	3	8952	N	N	16219 270TH PL NE
002	856745	0040	6/4/02	\$419,000	3125	0	9	2001	3	10080	N	N	27828 NE 154TH ST
002	553560	0590	8/4/03	\$450,000	3160	0	9	2001	3	7459	N	N	27410 NE 150TH ST
002	553560	0220	9/9/02	\$426,470	3160	0	9	2001	3	11151	N	N	14813 273RD PL NE
002	553560	0180	3/5/02	\$424,060	3160	0	9	2001	3	8411	N	N	14925 273RD PL NE
002	553560	0700	11/25/02	\$406,000	3160	0	9	2002	3	7708	N	N	27312 NE 151ST PL
002	553560	0540	7/8/03	\$399,837	3160	0	9	2003	3	6826	N	N	31911 NE 55TH ST
002	553560	0130	8/20/02	\$418,143	3210	0	9	2001	3	10450	N	N	14816 272ND PL NE
002	553560	0020	4/7/03	\$431,850	3210	0	9	2003	3	8848	N	N	15109 272ND PL NE
002	856746	0120	5/1/03	\$443,000	3520	0	9	2003	3	17037	N	N	32555 NE 46TH PL
002	856745	0130	2/22/02	\$441,538	3880	0	9	2001	3	10200	N	N	32552 NE 46TH PL
002	856800	0220	8/19/03	\$379,950	1820	0	10	1994	3	17700	N	N	28214 NE 151ST ST
002	856801	0150	11/25/03	\$355,209	2160	0	10	1996	3	18950	N	N	15431 MANION WY NE
002	856802	0560	7/9/03	\$390,000	2240	0	10	1997	3	14670	N	N	27814 NE 156TH PL
002	856803	0070	3/19/03	\$361,500	2250	0	10	1997	3	15150	N	N	15819 MANION WY NE
002	856801	0310	11/17/03	\$400,000	2300	0	10	1995	3	27566	N	N	15126 283RD PL NE
002	856801	0160	9/23/03	\$412,500	2350	0	10	1996	3	18568	N	N	15430 MANION WY NE
002	856802	0120	12/6/02	\$379,000	2400	0	10	1998	3	15488	N	N	27642 NE 156TH PL

Improved Sales Used in this Annual Update Analysis
Area 94
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	856803	0010	3/14/03	\$380,000	2400	0	10	1997	3	17991	N	N	15615 MANION WY NE
002	856800	0240	9/18/03	\$405,950	2440	0	10	1994	3	18063	N	N	15104 283RD PL NE
002	856800	0080	7/5/02	\$425,000	2500	0	10	1994	3	18002	N	N	28027 NE 151ST PL
002	152270	0110	2/28/02	\$366,000	2510	0	10	1998	3	14021	N	N	28407 NE 149TH PL
002	856801	0270	7/22/03	\$398,000	2550	0	10	1996	3	14405	N	N	28138 NE 152ND PL
002	856801	0260	12/12/02	\$415,000	2610	0	10	1995	3	24947	N	N	28136 NE 152ND PL
002	856802	0530	8/27/02	\$400,000	2610	0	10	1999	3	19350	N	N	15624 278TH AV NE
002	856801	0010	1/17/03	\$356,000	2630	0	10	1997	3	18212	N	N	15121 MANION WY NE
002	856803	0080	5/8/02	\$409,000	2680	0	10	1997	3	15150	N	N	15931 MANION WY NE
002	856803	0090	5/1/03	\$422,500	2810	0	10	1997	3	15150	N	N	15905 MANION WY NE
002	856804	0040	8/28/03	\$439,000	2820	0	10	1997	3	50529	N	N	15514 MANION WY NE
002	856802	0010	7/9/02	\$405,990	2840	0	10	1996	3	13950	N	N	15518 MANION WY NE
002	856802	0100	11/13/03	\$425,000	2850	0	10	1998	3	15499	N	N	27633 NE 156TH PL
002	856803	0250	10/8/03	\$424,950	2850	0	10	1997	3	16332	N	N	15614 MANION WY NE
002	856803	0140	8/20/03	\$525,000	2960	860	10	1999	3	19354	N	N	15417 MANION WY NE
002	856802	0190	7/21/03	\$459,950	3060	0	10	1999	3	16063	N	N	27508 NE 141ST PL
002	856802	0420	5/5/03	\$445,000	3090	0	10	1999	3	18726	N	N	16016 277TH PL NE
002	856802	0340	7/3/02	\$452,951	3120	0	10	1999	3	18012	N	N	15919 277TH AV NE
002	856802	0410	8/27/03	\$470,000	3190	0	10	1999	3	18400	N	N	26810 NE BIRD ST
002	856802	0240	10/29/03	\$470,000	3270	0	10	1999	3	15480	N	N	27609 NE 158TH PL
002	856802	0240	2/22/02	\$459,721	3270	0	10	1999	3	15480	N	N	27609 NE 158TH PL
002	856802	0310	7/8/03	\$550,000	3430	0	10	1999	3	18477	N	N	14915 276TH PL NE
004	865830	0710	7/21/03	\$170,000	900	0	5	1913	3	7500	N	N	32231 E BIRD ST
004	865590	0100	8/22/03	\$170,000	910	0	5	1912	3	12724	N	N	5704 322ND AV NE
004	865830	2825	11/12/02	\$211,000	1280	0	5	1997	3	11530	N	N	26526 NE RING ST
004	865830	2505	6/23/03	\$190,500	1340	0	5	1913	3	5000	N	N	31857 W MORRISON ST
004	117000	0350	6/24/03	\$177,000	910	0	6	1981	3	9900	N	N	4901 328TH AV NE
004	117000	0010	10/31/03	\$199,000	1060	0	6	1981	3	9769	N	N	4951 326TH AV NE
004	117000	0450	6/9/03	\$194,250	1060	0	6	1981	4	10072	N	N	4886 328TH AV NE
004	117000	0200	8/26/03	\$189,000	1060	0	6	1978	3	9900	N	N	4935 327TH AV NE
004	865830	1135	3/19/03	\$194,950	1060	0	6	1985	3	7500	N	N	32121 E RUTHERFORD ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	865830	3600	11/1/02	\$179,900	1090	0	6	1913	5	7500	N	N	31760 W ENTWISTLE ST
004	865830	0455	9/24/02	\$209,000	1100	0	6	1976	3	12500	N	N	4725 MILWAUKEE AV
004	865830	2920	11/17/03	\$208,000	1360	0	6	1966	3	7370	N	N	31627 W MORRISON ST
004	865830	0435	6/12/02	\$200,000	1750	0	6	1977	3	10000	N	N	27011 NE 144TH PL
004	721136	0340	5/8/03	\$202,500	840	780	7	1985	3	10065	N	N	4406 REGAL ST
004	865830	3585	5/30/02	\$164,900	900	0	7	1961	3	7500	N	N	31670 W ENTWISTLE ST
004	721133	0140	6/25/03	\$190,000	900	480	7	1979	3	9100	N	N	26826 NE STEWART ST
004	721135	0120	9/18/02	\$212,500	920	120	7	1980	3	9052	N	N	4204 REGAL ST
004	721136	0300	8/28/03	\$183,350	960	0	7	1985	3	9290	N	N	32206 REGAL ST
004	721134	0150	12/5/02	\$214,950	980	650	7	1980	5	10042	N	N	4200 KINGS CT
004	721134	0100	4/17/02	\$196,000	980	450	7	1980	3	11616	N	N	4309 KINGS CT
004	721135	0090	10/29/02	\$190,000	980	610	7	1980	3	8342	N	N	28215 NE 151ST ST
004	865710	0130	2/10/03	\$235,000	1000	700	7	1983	3	14879	N	Y	32124 NE 32ND ST
004	721136	0080	9/18/03	\$190,775	1000	0	7	1982	3	9432	N	N	32013 REGAL ST
004	721133	0100	9/19/02	\$193,950	1010	0	7	1979	3	8400	N	N	32203 E BLANCHE ST
004	721135	0140	6/26/02	\$189,500	1010	0	7	1980	3	9600	N	N	4200 REGAL ST
004	721133	0060	3/4/02	\$175,500	1010	0	7	1979	3	8400	N	N	27021 NE RING ST
004	721136	0310	2/15/02	\$183,900	1030	0	7	1985	3	8429	N	N	4312 REGAL ST
004	721136	0110	5/28/03	\$191,000	1030	0	7	1984	3	9642	N	N	4207 REGENCY PL
004	865830	0490	2/28/03	\$194,000	1060	0	7	1975	3	8500	N	N	32321 E REITZE ST
004	721133	0040	6/18/02	\$197,000	1210	0	7	1979	3	9600	N	N	32017 REGAL ST
004	138930	0010	8/21/02	\$261,000	1250	0	7	1997	3	18070	N	N	4511 325TH AV NE
004	865830	3065	9/16/03	\$214,000	1370	0	7	1960	3	7500	N	N	4751 STEPHENS AV
004	721136	0130	7/24/02	\$202,000	1400	0	7	1985	3	12422	N	N	4203 REGENCY PL
004	865630	0365	10/28/03	\$254,950	1460	0	7	1998	3	13816	N	N	31922 NE 55TH ST
004	865630	0350	8/7/03	\$252,750	1460	0	7	1998	3	13816	N	N	31910 NE 55TH ST
004	865630	0365	5/10/02	\$217,000	1460	0	7	1998	3	13816	N	N	31922 NE 55TH ST
004	865830	2561	9/25/03	\$191,000	1490	0	7	1978	3	7500	N	N	4806 STEPHENS AV
004	865630	0081	7/3/03	\$209,950	1520	0	7	1970	3	10000	N	N	5621 CARNATION-DUVALL RD NE
004	721136	0010	8/21/03	\$228,000	1555	0	7	1982	3	10065	N	N	4407 REGAL ST
004	138930	0150	1/28/03	\$265,900	1590	0	7	1997	3	21869	N	N	32567 NE 46TH PL

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Area 94
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	138930	0170	5/12/03	\$275,000	1650	0	7	1996	3	21814	N	N	32551 NE 46TH PL
004	138930	0190	2/6/02	\$275,000	1690	0	7	1996	3	18028	N	N	32527 NE 46TH PL
004	138930	0110	3/21/02	\$287,000	1860	0	7	1996	3	21850	N	N	32554 NE 46TH PL
004	138930	0030	8/19/03	\$285,000	1860	0	7	1997	3	18069	N	N	4531 325TH AV NE
004	865830	1110	8/26/03	\$222,000	1550	0	8	1966	4	7500	N	N	4641 E BIRD ST
004	865630	0120	7/31/03	\$264,200	1630	0	8	2000	3	14303	N	N	5506 320TH AV NE
004	816100	0190	4/4/02	\$287,000	1630	0	8	1990	3	23024	N	N	32859 NE 43RD CIR
004	816100	0370	2/28/03	\$299,900	1900	0	8	1992	3	23368	N	N	32909 NE 42ND PL
004	816100	0170	11/17/03	\$339,500	1960	0	8	1990	3	22219	N	N	32811 NE 43RD CIR
004	156196	0050	4/26/02	\$310,000	1960	0	8	1998	3	19568	N	N	4370 325TH AV NE
004	733296	0020	12/9/03	\$344,500	2040	0	8	2000	3	20257	N	N	33446 NE 42ND ST
004	733296	0020	2/26/03	\$335,000	2040	0	8	2000	3	20257	N	N	33446 NE 42ND ST
004	856220	0010	5/15/02	\$299,950	2050	0	8	1997	3	20005	N	N	31590 W MORRISON CT
004	222507	9038	9/10/02	\$390,000	2060	1000	8	1982	3	75794	N	Y	3904 331ST AV NE
004	733296	0130	12/4/02	\$337,000	2090	0	8	1999	3	21839	N	N	33415 NE 42ND ST
004	733296	0100	8/8/03	\$346,000	2100	0	8	1999	3	21819	N	N	33503 NE 42ND ST
004	733296	0170	4/8/02	\$305,000	2100	0	8	1999	3	21195	N	N	33386 NE 42ND ST
004	816102	0220	9/23/02	\$312,000	2210	0	8	1994	3	21781	N	N	326TH AV NE
004	856220	0050	10/31/03	\$299,500	2210	0	8	1997	3	22608	N	N	27521 NE 140TH CT
004	816102	0350	11/19/02	\$323,000	2280	0	8	1994	3	21780	N	N	32532 NE 42ND ST
004	816101	0040	10/18/02	\$316,500	2290	0	8	1993	3	21780	N	N	33050 NE 40TH PL
004	816100	0350	5/2/02	\$331,000	2310	0	8	1992	3	21867	N	N	33033 NE 42ND PL
004	816100	0210	6/16/03	\$339,000	2370	0	8	1992	3	21893	N	N	32880 NE 42ND ST
004	816100	0330	4/17/02	\$320,000	2550	0	8	1992	3	26372	N	N	33085 NE 42ND PL
004	816102	0180	6/11/03	\$350,000	2690	0	8	1994	3	21782	N	N	4077 327TH PL NE
004	816100	0180	8/1/03	\$334,000	2720	0	8	1990	3	25430	N	N	32829 NE 43RD CIR
004	816102	0080	4/8/02	\$314,500	2780	0	8	1994	3	21780	N	N	27633 NE 143RD PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	011290	0020	3/21/02	222000	BANKRUPTCY - RECEIVER OR TRUSTEE
2	011290	0030	5/8/03	235000	RELOCATION - SALE BY SERVICE
2	011290	0030	5/8/03	235000	RELOCATION - SALE TO SERVICE
2	077680	0010	8/12/03	368000	RELOCATION - SALE BY SERVICE
2	077680	0010	8/4/03	368000	RELOCATION - SALE TO SERVICE
2	077680	0020	5/21/03	350000	RELOCATION - SALE TO SERVICE
2	080830	0460	3/4/03	332990	DIAGNOSTIC OUTLIER
2	080830	0470	12/19/02	334990	%Compl ActivePermitBeforeSale>25K
2	131330	0420	5/12/03	372000	RELOCATION - SALE BY SERVICE
2	131330	0420	5/12/03	372000	RELOCATION - SALE TO SERVICE
2	132606	9060	8/13/02	400000	DIAGNOSTIC OUTLIER
2	132606	9117	2/19/02	55675	ImpCountQUIT CLAIM DEED; STATEMENT TO DOR
2	132606	9170	11/13/03	190000	DIAGNOSTIC OUTLIER
2	132606	9176	7/17/02	380000	CORPORATE AFFILIATES; BUILDER OR DEVELOPER
2	147280	0040	4/4/02	325500	UnFinArea
2	152270	0100	7/25/03	359900	RELOCATION - SALE BY SERVICE
2	152270	0100	7/12/03	359900	RELOCATION - SALE TO SERVICE
2	155850	0070	2/21/03	130299	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
2	155850	0080	10/18/02	210000	DIAGNOSTIC OUTLIER
2	155850	0130	1/25/02	243000	RELOCATION - SALE BY SERVICE
2	155850	0130	1/25/02	255000	RELOCATION - SALE TO SERVICE
2	155850	0160	10/20/03	362800	DIAGNOSTIC OUTLIER
2	182607	9019	3/7/03	595000	RELOCATION - SALE BY SERVICE Obsol
2	182607	9019	1/16/03	595000	RELOCATION - SALE TO SERVICE Obsol
2	192607	9020	6/26/03	530000	DIAGNOSTIC OUTLIER
2	212970	0160	8/8/03	400000	DIAGNOSTIC OUTLIER
2	212970	0180	10/14/03	1680000	DIAGNOSTIC OUTLIER
2	212970	0550	4/29/03	240000	DIAGNOSTIC OUTLIER
2	213040	0090	8/21/03	44250	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
2	213042	0130	11/19/03	274950	RELOCATION - SALE BY SERVICE
2	213042	0130	11/3/03	274950	RELOCATION - SALE TO SERVICE
2	213070	1575	4/25/02	251000	BANKRUPTCY - RECEIVER OR TRUSTEE
2	213070	2075	10/21/03	215000	DIAGNOSTIC OUTLIER
2	213120	0485	4/1/03	288000	DIAGNOSTIC OUTLIER
2	213170	0330	3/4/03	94515	QUIT CLAIM DEED DORRatio
2	213170	0841	7/22/02	214950	DIAGNOSTIC OUTLIER
2	213170	0841	7/3/02	192500	RELOCATION - SALE TO SERVICE
2	213170	1020	12/8/03	225000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	213190	0205	11/6/02	39500	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
2	213301	0110	2/25/02	134000	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMEN
2	213302	0140	8/13/02	317000	DIAGNOSTIC OUTLIER
2	329690	0100	5/8/03	315000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	329690	0100	12/27/02	272245	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	378240	0140	7/15/03	277500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	379340	0040	5/22/02	99428	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)

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(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	379340	0060	5/30/03	180000	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMNT
2	382035	0160	8/6/02	262291	%Compl ActivePermitBeforeSale>25K
2	421350	0010	1/7/02	260000	RELOCATION - SALE BY SERVICE
2	421350	0010	1/4/02	260000	RELOCATION - SALE TO SERVICE
2	421350	0100	4/15/03	325000	DIAGNOSTIC OUTLIER
2	425400	0340	11/6/03	380000	DIAGNOSTIC OUTLIER
2	553560	0070	9/8/03	403749	%Compl ActivePermitBeforeSale>25K
2	553560	0100	10/30/03	434619	%Compl ActivePermitBeforeSale>25K
2	553560	0110	8/20/03	404950	%Compl ActivePermitBeforeSale>25K
2	553560	0120	7/9/03	379950	%Compl ActivePermitBeforeSale>25K
2	553560	0260	9/17/03	432950	%Compl ActivePermitBeforeSale>25K
2	553560	0270	8/14/03	440000	%Compl ActivePermitBeforeSale>25K
2	553560	0280	12/8/03	397950	%Compl ActivePermitBeforeSale>25K
2	553560	0320	12/3/03	404705	%Compl ActivePermitBeforeSale>25K
2	553560	0330	8/20/03	406904	%Compl ActivePermitBeforeSale>25K
2	553560	0380	10/22/03	340015	%Compl ActivePermitBeforeSale>25K
2	553560	0400	10/21/03	359120	%Compl ActivePermitBeforeSale>25K
2	553560	0430	11/5/03	343340	%Compl ActivePermitBeforeSale>25K
2	553560	0440	8/12/03	396293	%Compl ActivePermitBeforeSale>25K
2	553560	0450	9/23/03	339235	%Compl ActivePermitBeforeSale>25K
2	553560	0460	9/18/03	339008	%Compl ActivePermitBeforeSale>25K
2	553560	0550	9/3/03	381000	%Compl ActivePermitBeforeSale>25K
2	553560	0600	11/24/03	468950	DIAGNOSTIC OUTLIER
2	553560	0680	8/15/03	460000	DIAGNOSTIC OUTLIER
2	639780	0070	8/12/02	278410	%Compl ActivePermitBeforeSale>25K
2	729799	0240	7/22/02	253000	DIAGNOSTIC OUTLIER
2	732580	0190	7/28/03	398999	DIAGNOSTIC OUTLIER
2	732620	0320	10/17/03	320000	DIAGNOSTIC
2	803535	0300	12/23/03	377500	%Compl ActivePermitBeforeSale>25K
2	856745	0010	9/26/03	390000	ActivePermitBeforeSale>25K
2	856745	0010	11/12/02	110000	DORRatio ActivePermitBeforeSale>25K
2	856745	0160	5/10/02	100000	DORRatio
2	856745	0250	12/6/02	327000	DIAGNOSTIC OUTLIER
2	856746	0060	6/19/02	120000	DORRatio
2	856746	0090	7/24/02	121500	DORRatio
2	856746	0100	7/24/02	121500	DORRatio
2	856801	0190	6/19/03	424000	DIAGNOSTIC OUTLIER
2	856801	0250	4/3/02	418000	DIAGNOSTIC OUTLIER
2	856802	0030	12/3/02	420000	RELOCATION - SALE BY SERVICE
2	856802	0030	12/3/02	420000	RELOCATION - SALE TO SERVICE
2	856802	0160	4/17/03	395000	RELOCATION - SALE BY SERVICE
2	856802	0160	4/17/03	395000	RELOCATION - SALE TO SERVICE
2	856802	0200	07/03/03	399950	DIAGNOSTIC OUTLIER
2	856802	0390	5/6/02	436000	%Compl
2	856802	0450	07/07/03	485000	DIAGNOSTIC OUTLIER

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
4	117000	0260	6/11/02	156500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
4	117000	0280	4/28/03	155000	DIAGNOSTIC OUTLIER
4	117000	0300	10/15/03	129921	DIAGNOSTIC OUTLIER
4	117000	0400	3/20/02	175000	DIAGNOSTIC OUTLIER
4	152507	9058	5/12/03	470000	DIAGNOSTIC OUTLIER
4	721133	0020	3/13/02	162500	NON-REPRESENTATIVE SALE
4	721134	0130	2/20/03	184000	BANKRUPTCY - RECEIVER OR TRUSTEE
4	721134	0160	5/5/03	180000	BANKRUPTCY - RECEIVER OR TRUSTEE
4	721135	0060	9/27/02	199837	EXEMPT FROM EXCISE TAX
4	721135	0060	3/13/03	175000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
4	721136	0040	3/29/02	165000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	865590	0400	11/13/02	267500	DIAGNOSTIC OUTLIER
4	865630	0140	6/24/03	200252	FORCED SALE; EXEMPT FROM EXCISE TAX
4	865830	0515	7/22/02	135900	BANKRUPTCY - RECEIVER OR TRUSTEE Prevlmp<=10K
4	865830	0540	12/29/03	168000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	865830	0980	9/20/02	190000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	865830	1310	9/29/03	14600	DORRatio
4	865830	1595	5/8/03	204950	DIAGNOSTIC OUTLIER
4	865830	2525	6/23/03	205500	DIAGNOSTIC OUTLIER

Vacant Sales Used in this Annual Update Analysis
Area 94

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
2	132606	9224	5/22/03	105000	7835	N	N
2	132606	9225	7/21/03	96000	7924	N	N
2	212970	0240	11/13/02	135000	213444	N	N
2	212970	0590	11/18/02	134900	305355	N	N
2	242606	9088	11/3/03	90000	379843	N	N
2	856745	0260	6/24/03	115000	6152	N	N
4	152507	9069	5/15/02	122000	57499	N	N
4	152507	9078	11/4/02	193700	945252	Y	N
4	212507	9063	8/12/02	193914	696960	N	N
4	865710	0210	7/3/03	40000	31018	N	Y

Vacant Sales Removed from this Annual Update Analysis
Area 94

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	011290	0010	6/12/03	35000	BANKRUPTCY - RECEIVER OR TRUSTEE;
2	122606	9043	5/8/02	84950	Diagnostic Outlier
2	212970	0185	10/21/03	355000	Diagnostic Outlier
2	212970	0186	9/15/03	345950	Diagnostic Outlier
2	553560	0090	12/18/03	395240	Diagnostic Outlier
2	553560	0300	12/22/03	455414	Diagnostic Outlier
2	553560	0340	12/4/03	330195	Diagnostic Outlier
2	553560	0370	12/9/03	411791	Diagnostic Outlier
2	553560	0410	11/10/03	340190	Diagnostic Outlier
2	553560	0420	11/17/03	351620	Diagnostic Outlier
2	639780	0010	1/28/02	83000	New Imp
2	803535	0140	9/15/03	379000	Diagnostic Outlier
2	803535	0240	12/11/03	389658	Diagnostic Outlier
2	856745	0190	12/5/03	439950	Diagnostic Outlier
2	856746	0070	4/9/02	120000	CORP AFFILIATES; IMP. CHAR CHANGED SINCE SALE;
2	856746	0080	4/1/02	120000	New Imp
4	092507	9014	1/3/02	35200	OPEN SPACE DESIGNATION CONTOK'D AFTER SALE;
4	152507	9069	8/13/03	555000	Diagnostic Outlier



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Scott Noble
Assessor

MEMORANDUM

DATE: January 31, 2004

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2004 Revaluation for 2005 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2004. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2004. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr